

LB
3220
B4
1958
IGSL
UCB

LOAN COPY INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

Return to City Planning
Room 215 - City Hall, Berkeley, Calif. 1976

UNIVERSITY OF CALIFORNIA

PLANNING POTENTIALS

SELECTED SCHOOL AND RECREATION FACILITIES IN BERKELEY

PANORAMIC
GARFIELD
WILLARD
GROVE
CODORNICES
BURBANK
EMERSON
LINCOLN
CRAGMONT 1
HILLSIDE
LIVE OAK
SAN PABLO
CRAGMONT 2
VIRGINIA
FULTON
ROSE
OXFORD

A DEMONSTRATION STUDY OF THE LONG RANGE PARK
AND RECREATION PLAN

BERKELEY • CALIFORNIA • APRIL 1958

(Main entry: Berkeley. Joint site planning board)

Berkeley. City planning commission

[" Recreation commission]

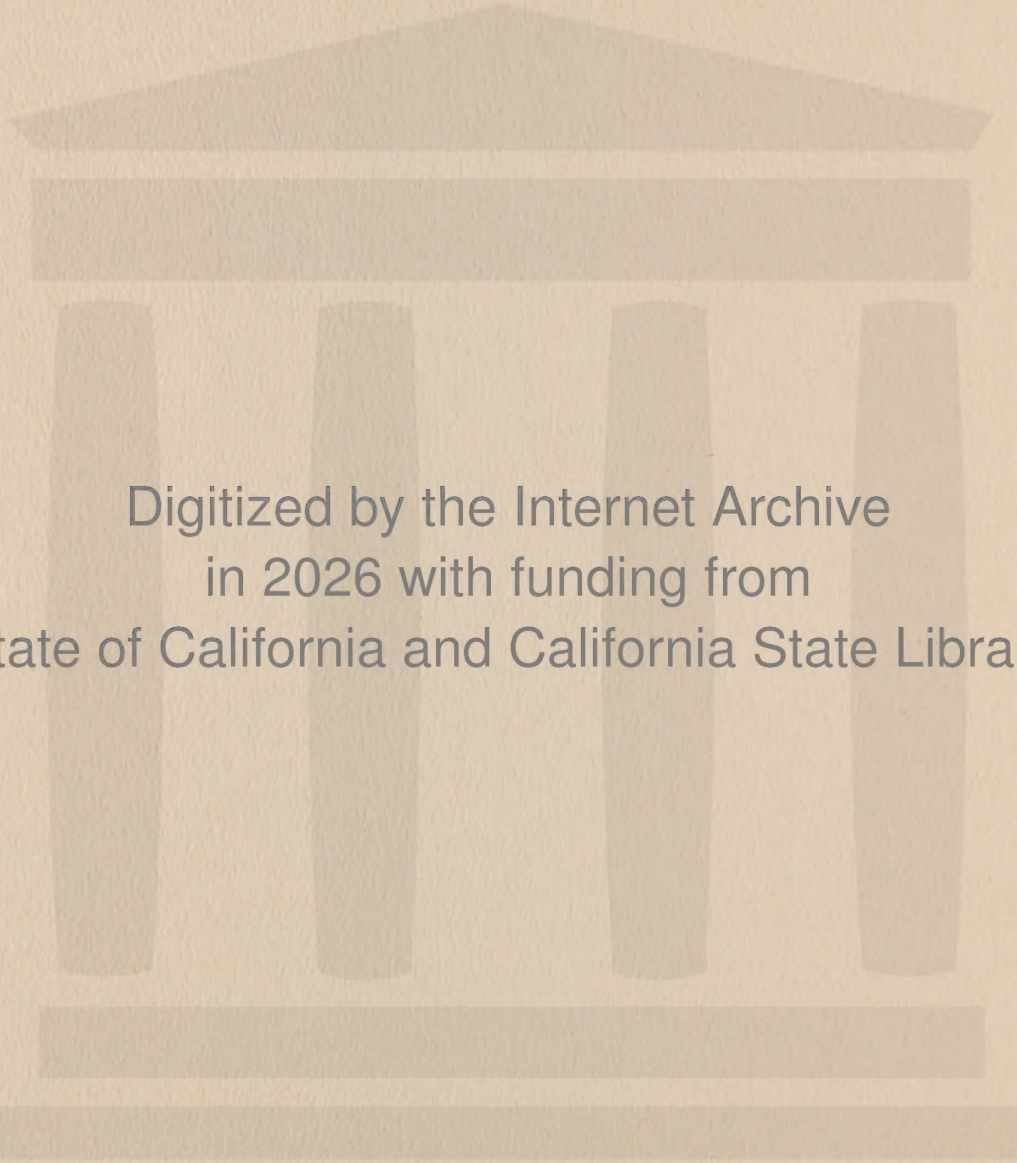
[" Board of education]

Recreation Berkeley

" Surveys Berkeley

Municipal parks Berkeley

Community centers Berkeley



Digitized by the Internet Archive
in 2026 with funding from
State of California and California State Library

<https://archive.org/details/C101743800>

LB 3220
B4
1958
IGSL

SITE PLANNING POTENTIALS

SELECTED SCHOOL AND RECREATION FACILITIES IN BERKELEY

INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

MAR 4 1976

UNIVERSITY OF CALIFORNIA

PANORAMIC
GARFIELD
WILLARD
GROVE
CODORNICES
BURBANK
EMERSON
LINCOLN
CRAGMONT 1
HILLSIDE
LIVE OAK
SAN PABLO
CRAGMONT 2
VIRGINIA
FULTON
ROSE
OXFORD

A DEMONSTRATION STUDY OF THE LONG RANGE PARK
AND RECREATION PLAN

BERKELEY • CALIFORNIA • APRIL 1958

OSMUNDSON & STALEY • LANDSCAPE ARCHITECTS CORLETT & SPACKMAN • ARCHITECTS

FRANCIS VIOLICH • CITY PLANNER

KENNETH R. ANDERSON • RECREATION PLANNER

JOHN M. SARDIS • STRUCTURAL ENGINEER

STAFF IN CHARGE: LEO T. GOTO • SITE PLANNER PATRICIA VAUGHN ANGELL • ARCHITECT

OSMUNDSON & STALEY • LANDSCAPE ARCHITECTS
CORLETT & SPACKMAN . ARCHITECTS

FRANCIS VIOLICH, CITY PLANNER

KENNETH R. ANDERSON, RECREATION
PLANNER

JOHN M. SARDIS, STRUCTURAL
ENGINEER

A P R I L 1 5, 1 9 5 8

Joint Site Planning Board
Berkeley, California

Gentlemen:-

We are pleased to submit the following report in accordance with our contract of September 13, 1957. We have entitled the report "Site Planning Potentials for Selected School and Recreation Facilities in Berkeley", because we believe as a result of our study that Berkeley has a challenging opportunity to better itself through an active program of redesigning and expanding its school and recreation sites.

The plans, text, and other data included in the report have been reduced to a minimum and consolidated wherever possible in graphic form in order to facilitate review by both officials and the general public. We consider these plans to be only part of the product of the study; an important part was the increased understanding of the problem and the potential site design possibilities which grew as a result of close collaboration by our team of consultants and the members of both the Technical and Policy Boards. Without their assistance, the amount of detailed study on each of the seventeen sites, could not have been achieved.

It is hoped that the same kind of close relationship between officials and the public might prevail in reviewing the site plans and proposals with an open and imaginative mind in the interests of giving Berkeley the best in school-recreation area planning. As residents of Berkeley and as professionals, it has been a pleasure to serve our city by putting forward proposals we hope will fire the imagination of all, sufficiently to begin now a long range program of improvement of these facilities.

Sincerely,

Theodore Osmundson Jr.

Theodore Osmundson, Jr., A.S.L.A.

William Corlett.

William Corlett, A.I.A.

TABLE OF CONTENTS

Letter of Transmittal	
	<u>Page No.</u>
I SUMMARY OF AIMS, PRINCIPLES, AND BASIS FOR RECOMMENDATIONS	
Purpose of Study and Role of Consultants	v
Scope of Study	v
Principles Used by Consultants in Developing Site Studies	ix
Consultants' Views Concerning Application of the Study	xiv
Basis for Land Acquisition and Development Cost Estimates	xv
Location of Sites Studied - MAP (following page)	xix
	<u>Project No.</u>
II SITE STUDIES RECOMMENDED: Principles, Cost Estimates, Plans	
(Note: All pages relating to each project are identified, first by the project number, and then numbered con- secutively, thus 1-1, 1-2, 1-3, etc., with the Plates following the explanation and estimates.)	
Panoramic Park	1
DISTRICT CENTERS	
Willard - Plan C - Senior and Junior High School	2
Willard - Plan A - Junior High School	3
Grove - Plan A - Senior High School	4
Grove - Plan B - Elementary School	5
Burbank - Junior High and Elementary Schools	6
Garfield - Plan A - Senior and Junior High Schools	7
Codornices - Junior High School	8
NEIGHBORHOOD CENTERS	
Emerson - Elementary School	9
Lincoln - Elementary School	10
San Pablo - Kindergarten-Primary School	11
Virginia	12
Live Oak - Kindergarten-Primary School	13
Hillside - Elementary School	14
Cragmont - Plan I - Elementary School	15
Cragmont - Plan II - Kindergarten-Primary School	16
III SITE STUDIES NOT RECOMMENDED: Explanatory notes, Cost Estimates, Plans.	
Panoramic Park and Senior High School	17
Fulton - Senior High School	18
Garfield District Center - Plan B - Senior High School	19
Rose Junior High School	20
Oxford Elementary School	21
Willard District Center - Plan B - Junior High School	22
ACKNOWLEDGEMENTS	last page

SITE PLANNING POTENTIALS
FOR SELECTED SCHOOL AND RECREATION
FACILITIES IN BERKELEY

CONSULTANT'S REPORT ON
JOINT SCHOOL-RECREATION SITE STUDY

SUMMARY OF AIMS, PRINCIPLES,
AND BASIS FOR RECOMMENDATIONS

Purpose of Study and Role of Consultants

This report has been prepared in response to the need expressed by school, recreation, park and city planning officials in Berkeley for a demonstration of the potentialities for expanding and re-designing sites for these facilities in accordance with the policies and proposals outlined in the Long Range Park and Recreation Plan. This Plan, published in August, 1957 was prepared by a Joint Committee of the Board of Education, City Planning Commission and Recreation Commission, in order to define and elaborate on the general proposals for long range school, recreation and park development contained in the Berkeley Master Plan adopted by the City Council.

The Long Range Park and Recreation Plan report recommended that a special site study of a selection of typical district and neighborhood centers be made in order to demonstrate the application of the standards and principles outlined, to establish site design standards meeting school and recreation needs, and to provide cost estimates for land acquisition and development. It was further determined that the study should outline clearly for officials and citizens, the nature of the proposals. To guide this study of site utilization potentials and to work with the team of consultants selected, two Boards were established, a Policy Board composed of representatives of the Board of Education, Recreation Commission and City Planning Commission, and a Technical Board composed of the Superintendent of Schools, City Manager, Director of Recreation and Parks, Director of Physical Education, and Director of Planning. Working closely with these two groups over the period of October 1, 1957 to April 15, 1958, the material presented herein was completed.

Scope of Study

The work to be done by the Consultants can be described under four headings:

Collection of Basic Data and its Analysis: This included assembly of such information basic to site study including assessed land value, topography, existing site conditions, surrounding land use, utilities, school building needs, recreation needs and similar data. This factual material, while not presented in the report, comprised a major part of the study, and is reflected in the solutions recommended; it is available for detailed study.

Preparation of Preliminary Site Plans: These studies are intended to demonstrate the extent and direction of land acquisition, the functional relationship of uses of the site in relation to each other and to required buildings, and the general character of design to be recommended by the consultants. These are clearly general in nature and are not intended to be used in connection with actual site development without more detailed study.

Proposals for Stage Development and Cost Estimates: It was required that stage development for each site be recommended and that the cost of both land acquisition and development be estimated.

Summary Report: The above material was requested in the form of a report summarizing the findings and recommendations for the use of officials and public.

Seventeen sites were selected for study by the Technical and Policy Boards: These, together with a brief statement of requirements established by the Boards and assigned to the consultants, are listed below. The total number of site plans comes to twenty-two, since several sites required alternative studies.

1. Panoramic Park.

To provide a district and city-wide park of approximately twenty acres, including supplemental neighborhood facilities for Panoramic Hill.

2. Willard District Center, Plan (C)

Development of a complete District Center, including both a Junior and Senior High School, acquisition of additional land and rearrangement of existing facilities. This site was added on initiative of the Consultants and approved by the Joint Policy Board.

3. Willard District Center, Plan (A)

Expansion to the south to enable provision of a complete District Center, but without district park facilities; construction of a new Cafeteria building.

4. Grove District Center.

Expansion of Grove Street Playground and Edison School site to provide a complete District Center, permit construction of a

Senior High School, and rearrange existing facilities.

5. Grove District Center.

Expansion of Grove Street Playground and Edison School site to provide a complete District Center, permit construction of a K - 6 Elementary School, and rearrange existing facilities.

6. Burbank District Center.

Replacement of obsolete school buildings. Expansion of existing location to develop a complete District Recreation Center; possibility of a K - 6 Elementary School on the City Corporation Yard.

7. Garfield District Center.

Development of a complete District Center, including both a Junior and Senior High School, acquisition of additional land and rearrangement of existing facilities.

8. Codornices .

Development of a complete District Recreation Center, including construction of a Junior High School, covering Berryman Reservoir jointly with East Bay Municipal Utility District, acquisition of vacant land in the vicinity, and reorganization of the park area.

9. Emerson Neighborhood Center.

Expansion of existing school site for a neighborhood center, including replacement of school buildings.

10. Lincoln Neighborhood Center.

Expansion of existing school site for a neighborhood center.

11. San Pablo Neighborhood Center.

Kindergarten-Primary School on or adjacent to existing park; rearrangement and improvement of existing facilities to provide neighborhood center and supplementary district facilities.

12. Virginia Neighborhood Center.

Expansion of existing Totlot to provide a neighborhood recreation center, without an elementary school.

13. Live Oak Neighborhood Center.

Expansion of Live Oak Park to provide site for K - P school and additional playground space; rearrangement of existing facilities for neighborhood center.

14. Hillside Neighborhood Center.

Expansion of existing facilities to provide adequate school, play area and neighborhood facilities, as needed and as feasible, including

the possibility of adding 8 classrooms to make a K - 6 school on an expanded site.

15. Cragmont Neighborhood Center.

Expansion of existing school site for a neighborhood center, construction of a new 10 classroom wing, and a new auditorium and cafeteria.

16. Cragmont Neighborhood Center.

Expansion of existing facilities to provide adequate school play area and neighborhood facilities as needed and as feasible.

17. Panoramic Park and Senior High School.

Development of a Senior High School as an alternate site to Grove Street, and provision of facilities to satisfy the needs indicated.

18. Fulton Senior High School.

Senior High School for 1500 students east of Fulton Street. Total area of approximately 12.5 acres for Senior High School, playground and playfields. To be used to supplement neighborhood and district facilities.

19. Garfield District Center.

Expansion of the existing facilities to provide a Senior High School for 1800 students and complete district recreation facilities. Facilities to include Senior High School, playground, playfields, playlot, district center building, senior citizens area, swimming pool, park and off-street parking.

20. Rose Junior High School.

A Junior High School for 800 students to serve northwest Berkeley. Total area of approximately 9.0 acres for Junior High School, playground and playfields. To be used to supplement district facilities at Garfield Senior High School.

21. Oxford Elementary.

Expansion of existing Oxford School site for supplementary neighborhood center and K - P school; possibility of K - 6 school on an enlarged site.

22. Willard District Center, Plan (B).

Expansion to the east to enable provision of a complete District Center, but without District Park facilities; construction of a new cafeteria building.

PRINCIPLES USED BY CONSULTANTS IN DEVELOPING SITE STUDIES

While the consultants were provided with the general statement of requirements for each site (see above) and with the general principles and standards presented in the Long Range Park and Recreation Plan, the assignment was mutually interpreted to allow for flexibility in the interpretation of these, in the interests of securing the best professional judgment of the consultants. Therefore, in order to provide a consistent basis for recommendations to be made on the sites, the consultants developed a set of principles to be used as a guide throughout the study. These, based upon generally accepted planning and design principles, were necessary to determine the feasibility of development at each site, and the extent to which functional, aesthetic, economic, and social considerations could be met.

The principles are stated and explained briefly in the following section; they are elaborated upon in the body of the report describing the way in which each influenced the recommendations for the accompanying site plans. Each site presented its own uniquely important problems and requirements, and, therefore, while these principles have been used as a guide, it should be noted that they do not weigh equally in any one site, nor does any one principle weigh the same for all sites. The principles have proven to be of such value in the study, that it is suggested they be considered in adopting consistent site development policy in connection with all future school, recreation, and park site planning. They are presented in two groups; Principles concerning Size and Shape of Site and its Relation to Surrounding Area; and Principles related to Site Design and Development.

PRINCIPLES CONCERNING SIZE AND SHAPE OF SITE AND ITS RELATION TO SURROUNDING AREAS

Sufficient Usable Area should be Provided to
Meet Berkeley's Standards.

The basis for required acreage has been taken from the general standards stated for Berkeley in the "Long Range Park and Recreation Plan". For recreation purposes, the standard is 2 acres per 1000, an amount 3.63 acres less than that recommended by the California Committee for Park Recreation Facilities. For school purposes, the standards are one-half of those recommended by the California State Department of Education, the American Association of School Administrators, and the National Council for School House Construction; these result in

MINIMUM workable areas. For this reason the site demonstration studies in this report have assumed multi-purpose structures where feasible, as well as joint and dual use playfields, in order to keep within the limitations of these standards.

Topography should be considered to allow Maximum Utilization of the Site.

Where economically justifiable and functionally required, the most nearly level land has been designated for acquisition, in order to reduce grading and access problems and to allow maximum utilization of the site. Topography and existing development have in some sites necessitated increasing the area recommended in the plan, in order to produce enough usable land to permit high standard development and therefore maximum use. In some cases topography limited site acquisition to areas less than Berkeley's standard.

Direction of Expansion should achieve the Most Favorable Effect on the Surrounding Area.

The character and development of the areas surrounding each site have been studied in the interest of protecting good existing development, encouraging compatible future development, discouraging or removing non-conforming or nuisance uses, and in general, giving a "lift" to both the immediate area and to the city as a whole by making these public areas visually attractive and obviously accessible to the greatest number of people.

Underdeveloped Land and Excess Streets are to be Utilized wherever possible.

Where the opportunity exists and development is possible, use has been made of open and underdeveloped land and of streets considered excessive and dispensable. This has been done in the obvious effort to lower land acquisition costs, displace fewer families, lower city maintenance costs, improve traffic circulation, and produce better integrated sites than would otherwise exist. (Note that 23.9 percent of Berkeley's area is devoted to streets. This is excessive, considering the great amount of hill area with its limited, narrow streets. For example, in the area bounded by Cedar, University, Sacramento, and Grant, streets account for 27.8 percent of the area.)

A Minimum Amount of Better Quality Development
Should be Removed.

The direction and extent of acquisition has been affected by the existence of better quality development at each site under consideration, and effort has been made to remove such development only where other factors allowed no alternative.

Land Acquisition and Preparation Costs
Should be Kept to a Minimum.

In view of the serious shortage of available land in Berkeley, and the resulting high acquisition prices, every effort has been made to choose each site to offer the greatest value for the lowest relative cost. This cost has been tempered by the utilization of street areas and land of limited or poor quality development, and by choosing directions of expansion that will require the least costly grading and demolition. The cost of even minimum expansion is high, yet unavoidable, if Berkeley is to provide itself with proper, up to date school and recreation sites.

Sites should offer Maximum Accessibility to the
Population of the District or Neighborhood.

The shape and orientation of each site has been determined by street locations, traffic and transit routes, and established pedestrian ways, in order to provide the safest and most convenient access from all points in site's service area for both vehicles and pedestrians.

Sites should be Expanded to Improve Traffic
Circulation wherever possible.

Site expansion, of the required magnitude, offered constructive opportunities for the improvement of neighborhood circulation patterns by closing or realigning residential streets to reduce through traffic and to otherwise correct circulation deficiencies. This has resulted in such up-to-date designs, as loop streets, cul-de-sacs and super-blocks to replace the outmoded grid system of portions of Berkeley and to help advance the neighborhood system outlined in the Berkeley Master Plan.

Allowance should be made for Future Site Expansion.

Allowance has been made for future site expansion, where feasible, since the site area requirements used here are based primarily on 1970 school and city population projections, which may be changed by economic, social, or other unforeseen circumstances.

PRINCIPLES RELATED TO
SITE DESIGN AND DEVELOPMENT

Site Plans should achieve Maximum Integration of
Recreation and School Use Areas.

Facilities have been arranged to provide maximum use by school and recreation departments, taking into account their separate supervision requirements and dual-use of such facilities as the auditorium, cafeteria, multi-use building, gymnasium, pool, play courts and fields. In the district centers, recreation facilities have been kept sufficiently apart from the school complex to allow for separation during school hours, but to provide for integration with joint-use facilities at other times.

Site Design should Encourage Maximum Public Use of the Site.

In each site, facilities were grouped to permit and encourage maximum public use both day and night, by giving them convenient, inviting, and well-lighted access from major traffic and transit routes and by providing easy circulation patterns between them. Attractive plazas and spacious entry courts serve the buildings which will have major public use.

Facilities should have the most Effective Functional Relationship.

The location of the various facilities on each site has been determined by their area requirements, accessibility to streets and walks, servicing, ease of circulation, necessary proximity of related uses, separation of unrelated or disturbing uses, and economic use of the entire site. The amount of land allocated for each required facility was derived from space standards given in the Long Range Park and Recreation Plan.

Each Site should have its own Comprehensive Site Design Concept.

A distinct character of design, giving each site a unified quality has been a major principle. This has entailed the inter-relationship of systems of walks, open areas and building groups, the height and volume of structures and their visual relationship to each other, major tree masses, and in some cases, topographic effects. Similar considerations governed the arrangement of structures and open areas with relation to the view and character they would give to adjacent thoroughfares. This factor often related to quality of landscape character.

The Landscape Treatment of each Site should achieve a High Degree of Park-like Quality.

Nearly half of the sites in this study afford unusual opportunities for effective landscape character by advantageous use of established or natural features such as rolling park areas, trees, creeks, and sweeping views. Full use of these features through sympathetic development within and around them has been a major factor in landscape design. Imaginative effort has been used to establish park-like quality in the design of now barren sites, and to effect a better distribution of pleasurable public use areas through the city. The generous use of green turfed areas is contemplated.

Individual Building and Facilities Require the most Favorable Orientation possible.

In locating buildings and related land uses, maximum consideration was given to those problems of orientation which include light, noise, air, wind, rain, and sunshine.

Existing adequate Structures and Facilities should be Utilized wherever possible.

Architectural and structural appraisal was made of each existing facility and from general review of working drawings and maps as available. The facilities utilized in the site studies are those which seemed economically and structurally in keeping with the proposed long range developments represented in these study plans.

At each Stage in Development the Site Facilities should Function Effectively.

As a general rule, first stage development recommended in this report includes minimum land acquisition to provide immediate recreation needs, necessary building sites, and minimum school

playgrounds and introduction of maximum landscaping. It assumes retention of outmoded structures until second stage building and site expansion programs can replace and augment school units and recreation areas, as needed. Third stage will complete total building and site requirements.

CONSULTANTS' VIEWS CONCERNING APPLICATION OF THE STUDY

In its present form, the report is essentially a set of technical recommendations to the Joint Site Board for their use; while the presentation has been made generally understandable to the general public, the decisions regarding application of the report are the responsibility of the officials.

It is to be understood that this is a collection of demonstration site studies to serve as a basis for preparing a development program. In itself, the report is not a program. These studies are intended to be drawn upon by the public officials and by the general public in shaping financing proposals over a long period of time. They will not only suggest stage development plans for the sites shown, but also demonstrate typical solutions to other school and recreation sites in Berkeley.

The success of the recommendations will depend greatly on the extent to which officials are willing to maintain a forward-looking point of view and an imaginative approach to this challenging problem. Equally as important is the extent to which the general public will understand the purpose of the study and give its support and participation in developing ways and means for making site plans of this type a reality for Berkeley.

The past tradition in Berkeley has been one of high quality of site selection and site development, in reservation of such naturally scenic areas as Live Oak Park, John Hinkel Park, Rose Garden, and Codornices. These parks grew out of the inspiration that came from Berkeley's original landscape quality. In recent years, pressure of population, and, regretfully, lack of foresight in setting land aside to meet recreation and school needs, have together forced a sharp reduction in these earlier commendable standards.

The total need for land and the acquisition costs today, are the direct result of this lack of foresight. It is essential to reestablish these standards and meet the challenge of the new outlying suburban areas by providing the very best for Berkeley in quality of site design and suitable acreage for school-recreation and park facilities.

The consultants hope that this report will stimulate community interest and contribute toward the achievement of the goals.

BASIS FOR LAND ACQUISITION AND DEVELOPMENT COST ESTIMATES

LAND ACQUISITION

Direction and extent of land acquisition was determined by process of elimination utilizing assessed valuations. After such determination, actual appraisals were provided by the Berkeley Assessor's Office who made a field inspection, reviewal of the Assessor's records of recent sales in the vicinity, and experience with recent acquisitions. The figures include costs of appraisal, negotiation and title insurance. Estimated cost of proposed land acquisition containing five or less parcels (i.e. Cragmont Kindergarten-Primary) is omitted in the best interest of both parties involved in such future negotiation. Estimated cost of City and/or School District lease or purchase of East Bay Municipal Utility District Land at Codornices Park is likewise omitted.

SITE PREPARATION

Demolition and earth work unit costs are based on CURRENT experience of the consultants as follows:

Demolition

Auditoriums, gymnasiums	1.00 / sq.ft. av.
Other school, industrial, commercial structures	0.35 / sq. ft. av.
Apartment houses	1200.00 / 2 dwlg. units
Houses	1200.00 each
Streets, curbs, gutters, sidewalks	0.15 / sq. ft. av.
Power and light poles	200.00 / removal each 600.00 / relocation each
Re-routing water, gas, sanitary sewer lines	7.00 / lin. ft.

Earthwork

Flat land excavation, moving and compaction	2.25 / cu. yd.
Hillside excavation, moving and compaction	3.50 / cu. yd.
Excavation, hauling 4 miles and dumping	2.85 / cu.yd.
Drainage culverts	8.00 / lin. ft. av. + 200.00 / 300'

SITE DEVELOPMENT

Unit costs for Site Development are based on CURRENT experience of the consultants and/or on maximum costs set forth by the State of California's Department of Finance Schedule of School Construction as follows:

Paving

Streets, curbs, gutters, sidewalks	0.35 / sq. ft.
Service drives, onsite parking, paths	0.30 / "
Landscaped courts	0.90 / "
Playgrounds, court games	0.25 / "
Tennis courts	0.40 / "
Pool Area (excluding pool)	0.30 / "

Planting

Playfields and irrigation	0.10 / sq. ft.
Free play areas and irrigation	0.10 / "
Park and picnic areas	0.20 / "
Landscaped buffer areas	0.20 / "
Reforestation	0.05 / "

Special Use Areas

Playlot	0.40 / sq. ft.
Nursery school	0.40 / "
Senior Citizens area	0.40 / "
Bowling green	7.00 / " av.
General recreation areas	0.40 / "
Wood decks	6.00 / "

Apparatus

Kindergarten	300.00 per unit)	Based
Primary grades	600.00 ")	on
Upper grades	300.00 ")	State Aid.
Playlot	500.00 "	
Nursery School	500.00 "	

Games Backstops and Posts

Permanent baseball backstop	2,700.00 regulation, 500.00 sm.
Portable softball backstop	160.00
Football Goalposts	270.00 / pr.
Basketball backstops	200.00 / pr. 150.00 / small pr.
Volleyball posts	30.00 / pr.
Tennis posts	50.00 / pr.
Tetherball standard	25.00

<u>Bleachers</u>	2.50 / sq. ft.
<u>Amphitheaters</u>	2.00 / sq. ft.
<u>Flagpole</u>	300.00 - 60' 200.00 - 40'
<u>Fencing</u>	
Playgrounds, playfields, pools	3.00 / lin. ft.
Tennis Courts	9.00 / "
<u>Lighting</u>	
Baseball diamond	13,000.00 (incl. service line)
Small ball field	10,000.00 " " "
Pool	10,500.00 " " "
Tennis courts - 2 courts	10,000.00 " " "
Landscaped courts	5,000.00 / ac.
<u>Misc. Minor Equipment and Development</u>	5% of other site development costs

CONSTRUCTION

Unit per-square-foot costs of school facilities are based on CURRENT State of California, Department of Finance, Schedule of Maximum Costs for School Construction and/or on the consultants' CURRENT experience as follows:

<u>Recreation Buildings</u>	17.85 / sq. ft.
<u>Nursery Schools</u>	15.75 / "
<u>Open Shelters</u>	5.00 / "
<u>Closed Shelters</u>	10.00/ "
<u>Stable</u>	5.00 / " av.
<u>Reservoir Roof, Columns, Footings, 12" soil</u>	4.00 / " av.
<u>Swimming Pool A. A. U. St'd. 42' x 75' (Capacity 116 recreation))</u>	33,000.00 (Incl. Mech)
<u>Onsite Utilities</u>	3-1/2 % of construc- tion costs.

SECONDARY SCHOOLS (Prices for projects of 12,000 sq. ft. or more)

<u>Facility</u>	<u>Area</u>	<u>Capacity</u>	<u>Unit Cost</u>	
<u>Auditorium</u>				
Seating Area	7 sq.ft. / pers.	Staff + enroll.	21.00 / sq.ft.	
Stage			18.00	"
Drsg Rms, toilets			*14.18	" av.
<u>Cafeteria</u>				
Main room	10 sq.ft. / pers.	1/2 enroll	*17.85	"
Kitchen			*23.10	"
<u>Administration</u>				
Offices, health center			*15.22	"
Workrm, book rm, confer			*15.22	"
<u>Library</u>				
Reading room	25 sq. ft. /reader	1/10 enroll	*15.22	"
Off, Conf, work, Stor.			*15.22	"
<u>Classrooms</u>				
General	896 sq. ft.	35 pers.	*14.18	"
Science	1152 "	35 pers.	*18.90	"
Homemaking	1408 "	25 pers.	*18.90	"
Arts and crafts	1408 "	25 pers.	*15.22	"
Mech.dwg. photog. print'g	1152 "	25 pers.	*15.22	"
Music	1800 "	50 pers.	*15.22	"
Shops	1408 "	20 pers	*17.32	"
Special storage			*14.18	"
Corridors, stairs			*14.18	"
Mech, Jan, Genl storage			*13.12	"
Toilet rooms			*23.10	"
<u>Gymnasium</u>				
Main activity room			*15.75	"
Drsg rms, shwrs, lkrs				
toilets	36 sq.ft. /pers.	1/6 enroll	*18.90	" av.
Team & exercise rms, off, storage			*14.18	"
<u>Sheltered Area</u>				
Covered walks, porches (@ 1/2 area)			*10.50	

(* = see next page)

PRIMARY SCHOOLS

<u>Facility</u>	<u>Area</u>	<u>Capacity</u>	<u>Unit Cost</u>
<u>Multi-use Room</u>			
Main room			*17.85/sq. ft.
Kitchen			*23.10 "
<u>Administration</u>			
Offices, health, work rm. storage			*15.22 "
<u>Classrooms</u>			
General	960 sq. ft.	30 pers.	*14.18 "
Kindergarten	1340 "	40 "	*15.75 "
Corridors, stairs,			*14.18 "
Mech, Jan, Genl Stor			*13.12 "
Toilet rms			*23.10 "
<u>Sheltered Area</u>			
Covered walks, porches (@ 1/2 area)			*10.50

CONVERSIONS

General	10.00 "
Shower Rooms	20.00 "

CONTINGENCIES

Unusual subsurface conditions	5% of Construction costs
General Factor	5% of site preparation, development and construction costs (incl. contingency for unusual subsurface conditions)

FEES

Architect, Landscape Architect, Engineers, Testing, State Division of Architecture, checking, con- struction, inspection	10% of earthwork, drainage, site development and construction (incl. a proportion of the contingencies).
---	---

* = State of California, Department of Finance, Schedule of Maximum Costs for School Construction

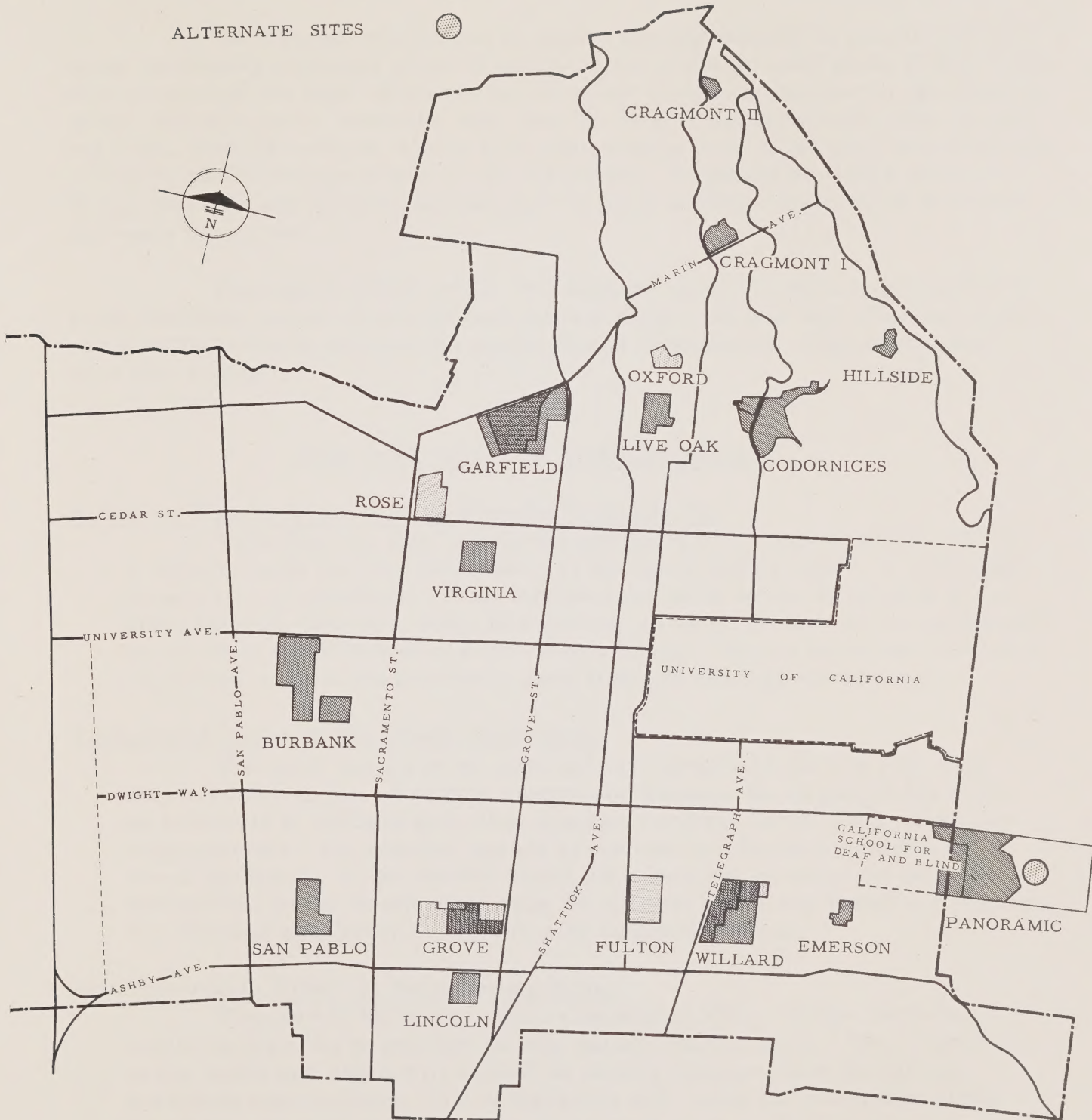
COST FLUCTUATIONS

It is important to recognize that land acquisition costs will vary due to such factors as land availability and cost of living. Construction costs, based on the April 1958 Construction Cost Index, will vary considerably in the future if the current trend (7% rise per year) continues. Appropriate percentage factors should be applied to the estimates included in this report if land acquisition, development or construction is projected.

RECOMMENDED SITES



ALTERNATE SITES



SITE LOCATION MAP

BERKELEY, CALIFORNIA

1. PANORAMIC PARK

This scenic site offers Berkeley the opportunity to acquire the last large remaining available piece of undeveloped property contiguous to the southern portion of the city. Because the need for city-wide recreation facilities is great, the land price unusually low, and the site, a beautiful one, with its rolling hills, wooded valleys, knolls and commanding view of the bay, this rare opportunity should be acted upon at an early date. Regional facilities such as Tilden Park do not fill the need because of their distance from south Berkeley and their heavy use.

Panoramic Park would, in addition, meet the park requirement for south Berkeley which cannot be met without great cost and will offer facilities comparable to those serving the north side at Codornices, John Hinkel and Live Oak Parks.

THE SITE AND ITS SURROUNDINGS

Sufficient Usable Area to Meet Berkeley's Standards.

This 68-acre site is entirely available at a nominal price. While a 20-acre park for city-wide use was assigned in this study, a somewhat larger site is proposed. This included the most westerly portion of the site presently for sale, and, in addition, acreage to the west lying between the present Blind School and the 68-acre site. This is necessary in order to provide usable and desirable park land and appropriate access.

Topography Allowing Maximum Utilization.

For park purposes the precipitous topography of this site is a major scenic asset. For this reason and because large playfields will be available at Willard and other district centers, large level areas are inappropriate; yet smaller usable areas can be carefully sculptured out of the hills. Trial studies based upon general information indicate that access roads of not more than 20 percent grade are feasible to serve the site and efficiently connect it with adjacent streets.

Most Favorable Effect on Surrounding Area.

Panoramic Park will have a favorable effect on the Berkeley southerly area by providing its only natural scenic park. The immediate areas north and south will benefit by having neighborhood facilities, presently non-existent. All of Berkeley will enjoy the panorama of the Bay Area not available from any other park area in Berkeley and it, in itself, will preserve for all time a beautifully green break in the urban pattern.

Utilization of Open Land.

The recommendation for use of this site for park purposes represents a unique opportunity since all of the land is open and poorly adapted, in terms of access and development, for most urban uses.

Minimum Land Acquisition and Preparation Costs.

The land acquisition costs for this site are unusually low and therefore justify cost of necessary road work and major earth moving as shown on the proposed plan. The total investment is therefore considered reasonable in terms of the facility created.

Maximum Accessibility.

The site can be made accessible for vehicles by connections to upper Panoramic Way on the north, Dwight Way on the west and Stonewall Road on the south.

Improvement of Traffic Circulation.

Development of this site automatically solves a long-standing need to remove the isolation of Panoramic Hill and its dependence on a single narrow winding street for access. It will provide a properly aligned road from two additional points of entry, crossing the proposed park. This proposal conforms to the Berkeley Master Plan.

Allowance for Future Site Expansion.

Acquisition of the entire 68-acre site will provide for possible future expansion of the site for regional park development. This might be carried out jointly by the City of Berkeley and the Eastbay Regional Park District.

SITE DESIGN AND DEVELOPMENT

Maximum Public Use of the Site:

Maximum public use is assured since immediate access to the site is provided from three directions. Convenient parking bays adjacent to major activity areas and along one side of the access roads will facilitate public use. Hiking and riding trails connecting to regional parks will make all areas of Panoramic Park available for enjoyment. The park as designed would have a capacity of an estimated 1200 persons at peak use periods. This would mean that on days of heavy use about 2000 persons could comfortably use the facilities. Tilden Park with 2300 acres can accommodate about 10,000 persons at one time or 20,000 - 30,000 in a single day. This capacity indicates a high potential seasonal attendance relieving pressure on regional and city parks.

Functional Relationship of Facilities.

Neighborhood facilities intended to serve tots and senior citizens have been concentrated in two locations adjacent to the north and south points of access. Activity areas attracting the most use, such as the nature area, day camp group, picnic, play areas and terraces, amphitheater and community building, have been sited through the central por-

tion of the development. The stable area has been located away from other facilities where it will have the best access to the open hill areas above and eventual connection via riding trails to Tilden Park and regional recreation areas.

Comprehensive Site Design.

An overall site design theme of informality has been used to reflect the natural character of the site and utilize its inherent qualities wherever possible.

Maximum Landscape Character.

The basic landscape character of this hillside site with its rolling grassy areas, steep slopes and groves of existing trees will be supplemented by graded, turfed terraces of natural appearance and forestation on a large scale.

Favorable Orientation of Units.

The recreation building is located on the knoll offering the fullest view. Separation of noisy and quiet activity areas and isolation of the stables are other requirements of orientation satisfactorily resolved.

Workable Stage Development.

Development of the site will follow a sequence starting with installation of the access roads, major grading and forestation in the first stage; construction of the main structures and most needed recreation facilities in the second; and finishing with installation of the stables and remaining park areas.

LAND ACQUISITION AND DEVELOPMENT COST ESTIMATES

ACREAGE

Existing acreage	0.00	
To be acquired	80.96	
		80.96 acres
To be developed	41.11	acres
To be reserved for future expansion	39.85	"

COST ESTIMATE

LAND ACQUISITION

The easterly 68.06 acres has been offered for sale to the City of Berkeley for \$30,000. No price has been stated for the additional 12.90 acres utilized in this scheme for reasons of fairness to both negotiating parties.

SITE PREPARATION

Earthwork Grading	88,100 cu. yd.	308,000
Earth removal	88,200 "	251,000
Drainage	500 lin. ft. culvert	4,200
		563,200

SITE DEVELOPMENT

Roads, parking areas	4.40 acres	57,700
Walks, paths	1.30 "	16,900
Playfield	1.39 "	6,000
Park and picnic areas	9.79 "	85,300
Day camp area	4.33 "	37,700
Free play area	1.72 "	7,500
Nature area	6.30 "	54,900
General recreation area	0.34 "	5,900
Playlots 2	0.42 "	7,300
Senior citizens areas 2	0.36 "	6,200
Stable area	0.69 "	3,000
Reforestation areas	10.00 "	21,800
Apparatus - playlots		1,000
Games Backstops		1,000
Amphitheater	4,500 sq. ft.	9,000
Lighting activity centers 4		10,000
Misc. minor equip. and devt.		16,100
		347,300

CONSTRUCTION

Community Recreation Building	3,000 sq. ft.	53,600
Neighborhood "	" - 2 1,500 " each	53,600
Day Camp Buildings	22,500 "	225,000
Riding Stable Buildings	24,000 "	120,000
Onsite utilities		61,900
		514,100

CONTINGENCY

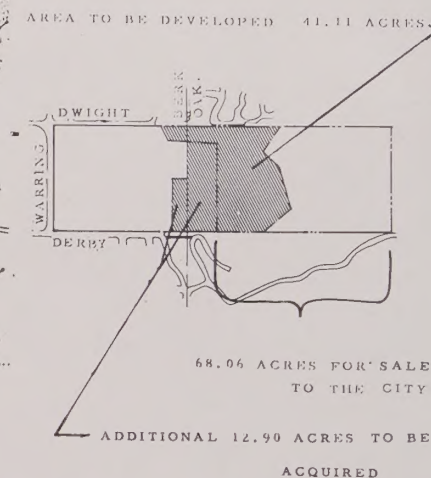
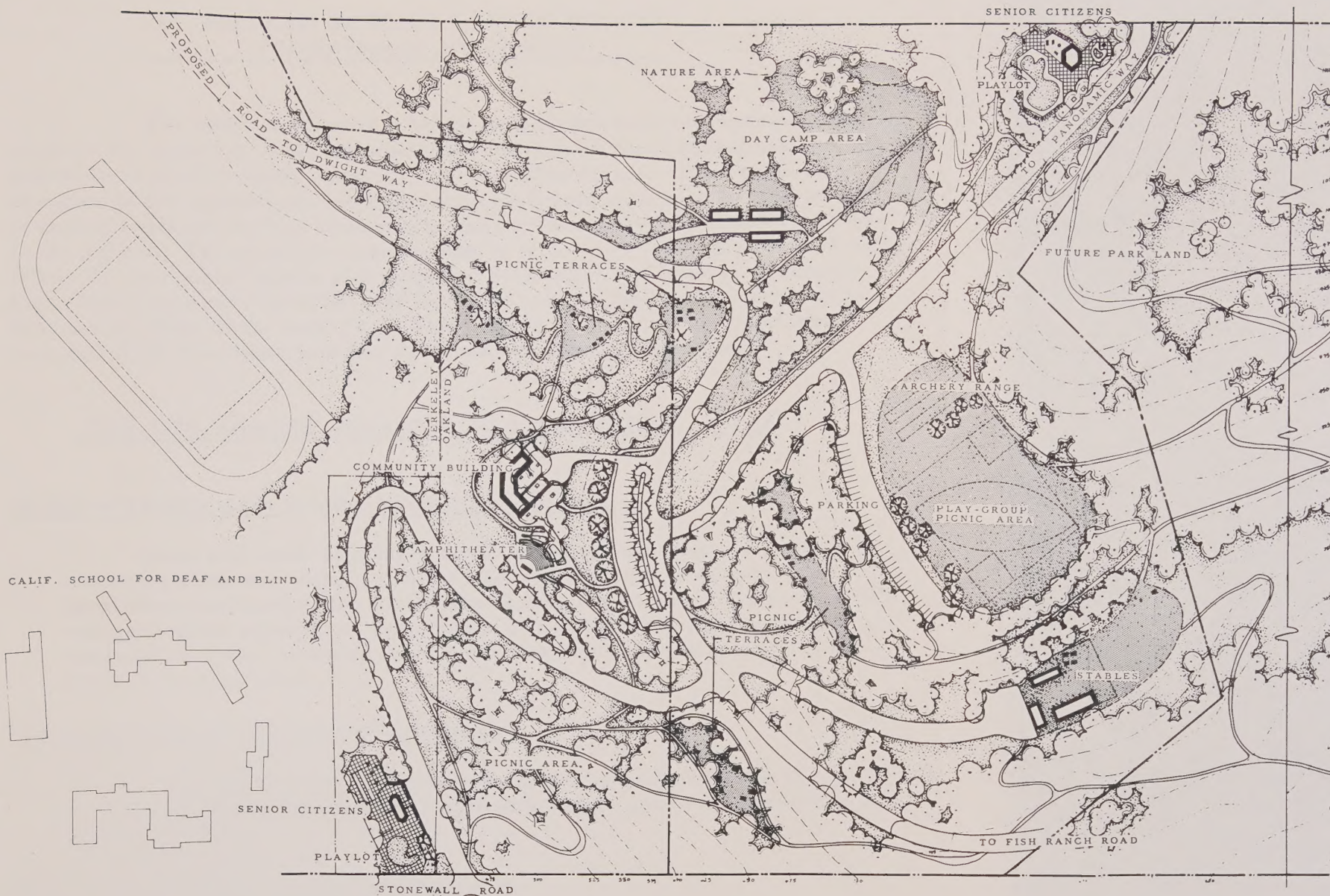
General factor (of site preparation, development and construction) 5%	71,200
---	--------

FEEES

Architect, landscape architect, engineers, testing checking, inspection (earthwork, site development and construction) 10%	149,600
--	---------

TOTAL \$1,645,400

(Not including land acquisition)



DATA	
EXISTING ACREAGE	NONE
ACREAGE RECOMMENDED IN BERKELEY PARK AND RECREATION PLAN	30.0
ACREAGE PROPOSED BY CONSULTANTS (NOTE: 41.11 ACRES OF THE 80.96 IS TO BE DEVELOPED INTO A PARK AND THE REMAINING ACREAGE RESERVED FOR FUTURE PARK DEVELOPMENT).	80.96



JOINT CITY - SCHOOL SITE PLANNING STUDY FOR BERKELEY, CALIFORNIA

P A N O R A M I C P A R K

OSMUNDSON AND STALEY
CORLETT AND SPACKMAN
FRANCIS VIOLICH

LANDSCAPE ARCHITECTS
ARCHITECTS
CITY PLANNER

KENNETH R. ANDERSON
JOHN SARDIS

RECREATION PLANNER
STRUCTURAL ENGINEER

APRIL 1958

PLATE NO. 1

2. WILLARD DISTRICT CENTER (Plan C) (Junior-Senior High School)

The consultants have voluntarily included this site demonstration study in the report as their recommended solution to the proposal that a High School be located in South Berkeley east of Fulton Street. The Fulton site assigned to the consultants for study presented many undesirable factors and prompted inclusion of this combination Junior-Senior High School development in the report. The principle requirement is to develop, as at the Garfield site (Plate 7), two school plants plus required recreation facilities in a manner that retains separate identities and functions and yet facilitates joint and/or dual use of some of the facilities. The Willard site as expanded both to the east and south has made possible achievement of these objectives.

THE SITE AND ITS RELATION TO SURROUNDING AREAS

Sufficient Useable Area to Meet Berkeley's Standards.

East and south expansion of the existing inadequate school facility creates a clean and simply defined site free of residential back yards. Its ideal shape and proportion facilitates convenient access to all educational and recreation activities. Acquisition of full blocks to achieve the shape referred to above provides about two acres more than that required by Berkeley's standards.

Topography Allowing Maximum Utilization.

The site is virtually level, yet, gentle upward slopes to the east will necessitate minor terracing of playfield areas in order to gain maximum use of the site.

Most Favorable Effect on Surrounding Area.

The extension of the site along Telegraph Avenue to Russell Street and the location of the principal large buildings and plaza entrances there will provide a greatly needed focal point of architectural character in a park-like setting. This will contribute to break the partially commercialized "strip" character of this principal entry to Berkeley from the south. The plan can have the potential effect of attracting a higher quality of commercial and residential development. Landscaped play areas and green playfields to the east will provide desirable open space adjacent to residential development.

Utilization of Underdeveloped Land and Excess Streets.

The high percentage of street area in the site permits acquisition

of a relatively large proportion of land not occupied by residential or commercial development.

Minimum Removal of Better Quality Development.

Miscellaneous and outmoded commercial development along the east side of Telegraph Avenue, when acquired, will eliminate the nuisance they create adjacent to an educational and recreational facility. Residential and multiple dwellings to the east that must be ultimately acquired are of average value and must be eliminated to provide a site of the minimum recommended acreage. Acquisition of the newly constructed multi-storied apartment structure at Stuart and Hillegass has been avoided for economy of land acquisition.

Minimum Land Acquisition and Preparation Costs.

When due allowance has been made for acquiring land for a District Center with Junior High School only, the cost of expanding this area to include a Senior High School is \$3,000 less per acre than the cost of land acquisition at the Fulton site. By purchasing the combined Junior-Senior High site, all the advantages of the Telegraph Avenue location for a District Center (Plate 3) are realized for considerably less than acquiring the Junior High site alone, a difference of \$27,000 per acre.

Maximum Accessibility.

Maximum vehicular and public transportation accessibility to the site is provided on Telegraph Avenue. Closing of Stuart, Oregon, and Regent Streets, reduces through traffic in the neighborhood and therefore provides safer pedestrian access to the site from the north, east, and south. Controlled crosswalks on Telegraph Avenue at Russell, Stuart and Derby Streets will provide safe access from the west.

Improvement of Traffic Circulation.

Rerouted east-west traffic necessitated by the closing of Stuart and Oregon Streets can be conveniently accommodated on nearby Derby and Russell Streets which extend across the City. These street closures will also eliminate two intersections on Telegraph Avenue, a major thoroughfare.

SITE DESIGN AND DEVELOPMENT

Maximum Public Use of the Site.

Public use of such facilities as the cafetorium, gymnasiums, auditoriums, recreation building and music rooms is encouraged by placing

them within view of Telegraph Avenue and easily accessible to transportation.

Comprehensive Site Design.

The basic concept of this plan is to provide two completely separate secondary school plants with joint use facilities (Auditorium, Music Rooms, Swimming Pool) placed conveniently between. Recreation structures and facilities also serve to separate the two school plants. Placed in their central location they are conveniently accessible to Telegraph Avenue and command visual control of the playfields to the northeast, east and southeast. The existing adequate Boys Gymnasium and Shop Building have been retained in the plan which contemplates future demolition of the outmoded U-Shaped Junior High Structure.

The plan recognizes the immediate need for recreation facilities in the area by placement of a one-story Administration Building for the High School on a central portion of the Leonard property. This building can be constructed as a temporary recreation facility readily convertible in the future to school administration requirements.

The plan creates all of the economies inherent in joint use and maintenance of playing fields, pool, and auditorium that will exist at the Garfield Site (Plate 7). Plate 2 and the perspective sketch illustrate the effectiveness of this site design.

Maximum Landscape Character.

Existing large trees on the Leonard parcel are retained and flowing tree masses are located to define east-west circulation from Stuart Street to the recreation area and to separate Junior and Senior High playfields. Groupings of trees also act as buffers between play areas and adjacent residential areas and to screen swimming pool activity from prevailing winds.

Favorable Orientation of Individual Units.

Both classroom units are ideally oriented to realize maximum north light and are placed to avoid noise from Telegraph Avenue traffic. The High School Building complex forms an attractive, useful and inviting activity court which will serve further for general social purposes including outdoor eating, noon rallies, and congregating in connection with events held in the auditorium, gymnasium, and cafeteria.

Workable Stage Development.

First Stage: Immediate acquisition of the Leonard property and construction of a Recreation Building (convertible to High School Admin-

istrative use in the future); closing of Oregon and Stuart Street, and acquiring of commercial property on Telegraph Avenue to provide a connecting strip of land for needed girls' playfields south of existing Girls Gymnasium; Construction of Junior High Cafetorium. This offers a complete recreation facility immediately, similar to the entire Plan A.

Second Stage: ¹/ Acquisition of land eastward across Regent Street and north to Derby; development of playfields; construction of new Junior High Classroom Building and demolition of northeast wing of old U-Shaped structure; construction of swimming pool, locker rooms, Recreation Building, High School Classrooms, Shops and Cafeteria; conversion of temporary Recreation Building to High School Administration.

Third Stage: Acquisition of remaining portion of site east to Hillegass Avenue; construction of Junior High Girls Gymnasium; construction of Junior High Music Room Addition to existing Shop Building and subsequent demolition of remainder of old U-Shaped structure; construction of Auditorium and Nursery School; completion of landscaping and playfields.

1 / As an alternative to the Second Stage Development shown on Plate 2 and described here, in the event the existing Junior High School is not rebuilt concurrently with Senior High Construction, it is recommended that the site plan be rearranged to place the Recreation Building, pool, locker rooms and related areas to the south adjacent to and north of the Music Building and High School Gymnasium, respectively. Senior High Boys court games should be relocated to the east. If this were the case, construction of the permanent Recreation Building could be accomplished in Stage One, eliminating the convertible School Administration Building proposed above.

LAND ACQUISITION AND DEVELOPMENT COST ESTIMATES

ACREAGE

Existing School Site	6.29 acres
Two city-owned parcels	0.34 "
To be acquired	15.77 "
Street r/w to be utilized	3.62 "
26.02 Acres	

COST ESTIMATE

LAND ACQUISITION

100 parcels (215 dwlg. units)	15.77 acres	\$2,988,500
-------------------------------	-------------	-------------

LAND PREPARATION

Demolition		
Private development 110 res'l struct's and apt. houses.		176,400
Stores	23,500 sq. ft.	8,200
School buildings	61,190	21,400
Gym. and auditorium	10,800 "	10,800
Streets	3.62 acres	15,800
Other paving	0.50 "	3,300
Utilities - remove 26 power poles		5,200
Reroute 8" gas	600 lin. ft.	4,200
Reroute 6" water	900 " "	6,300
		251,600
Earthwork		
Grading	26,000 cu. yd.	59,000

SITE DEVELOPMENT

Service drives, onsite parking	0.33 Acres	4,400
Landscaped Courts	1.45 "	56,700
Court Games	1.47 "	16,000
Playfields	7.30 "	31,800
Pool Area	0.26 "	3,400
Landscaped buffer areas	2.83 "	24,700
Bleachers	5000 sq. ft.	12,500
Fames backstops and posts		5,700
Flagpole		300
Fencing for playfields, courts pool	2050 lin. . ft.	6,200
Lighting - Baseball		13,000
Pool		10,500
Landscaped court areas		7,300
Misc. minor equip. and devt.		9,100
Total in vicinity of Senior High School		201,600

Subtotal carried forward to page 2 - 6

\$3,500,700

Subtotal brought forward

\$3,500,700

Service drives	0.33 Acres	4,300
Landscaped courts	0.56 "	22,100
Court Games	1.04 "	11,400
Playfields	3.20 "	13,900
Tennis Courts	0.33 "	5,800
Landscaped buffer areas	1.76 "	15,300
Games backstops and posts	some existing	4,000
Fencing - Playfields and courts		
relocate	1100 lin.ft.	1,100
Tennis courts	450 "	4,100
Lighting- Tennis courts		10,500
Landscaped court areas		2,700
Misc. minor equip. and devt.		4,800

Total in vicinity of Junior High School

100,000

Nursery school	0.09 Acres	1,500
Landscaped court	0.08 "	3,200
General Recreation area	0.43 "	7,600
Playlot	0.15 "	2,700
Senior citizens area	0.14 "	2,400
Landscaped buffer area	0.09 "	800
Apparatus - Playlot		500
Nursery school		500
Lighting - Activity area at recreation building		2,500
Misc. minor equip. and devt.		1,100

Total in vicinity recreation & nurs. school

22,800

CONSTRUCTION

Senior High School (see breakdown)	117,800 sq.ft.	1963,300
Junior High School " "	46,830 "	762,400
Recreation building	4,700 "	84,000
Nursery school	1,600 "	25,200
Swimming pool	42' x 75'	33,000
Public drsg-lkr-shwr building	2,500 sq.ft.	4,700
Onsite utilities		100,000

2,972,600

CONTINGENCY

General factor (of site preparation, development and construction) 5%

180,400

FEES

Architect, Landscape Architect, Engineers, testing, checking, inspection (earthwork, site development and construction) 10%

352,400

TOTAL

\$7,128,900

SOUTH SIDE SENIOR HIGH SCHOOL
For 1500 Students by 1970

	<u>Approx. Area</u>	<u>Students</u>	<u>Cost</u>
<u>AUDITORIUM</u>			
Seating area	10,500 sq. ft.	1,500	
Stage	1,500 "	60 band class	
Drsg. rms, storage	1,500 "		
	13,500		268,800
<u>CAFETERIA</u>			
Main room	8,000 sq. ft.	800	
Kitchen	2,300 "		
	10,300		195,900
<u>ADMINISTRATION</u>			
Offices, health center	3,000 sq. ft.		
Teachers workrm, book rm. stud. govt. toilets	3,000 "		
	6,000		91,300
<u>LIBRARY</u>			
Reading Room	3,750 sq. ft.	150	
Offices, conf. audio-visual, work, storage	1,650 "		
	5,400		82,200
<u>CLASSROOMS</u>			
General 18	16,130 sq. ft.	630	
Science 7	8,070 "	245	
Science storage	3,200 "		
Homemaking	1,410 "	25	
Arts and Crafts 2	2,820 "	50	
Mech. dwg. photog. printing	3,460 "	75	
	35,090		548,900
Music 2	3,600	100	54,800
Shops 4	5,630 sq. ft.	80	
Shop storage	1,120 "		
	6,750		113,400
Corridors and stairs	8,200 sq. ft.		
Mech, Jan, gen'l storage	1,140 "		
Toilets	1,820 " "		
	11,160		173,300
Girls' Gymnasium			
Main Activity Room	5,000 sq. ft.		
Drsg. rms, shwrs, lkrs, and toilets	4,500 "	125	
Off, Stor, Exercise room	1,000 "		
	10,500		178,000
Subtotals carried forward	102,300 sq. ft.		\$1,706,600

	<u>Approx. Area</u>	<u>Students</u>	<u>Cost</u>
Subtotals forward	102,300		\$1,706,600
Boys' Gymnasium			
Main activity room	10,000 sq. ft.		
Drsg. rms, shwrs,			
lkrs, toilets	4,500 "	125	
Off, Stor, Team rms.	1,000 "		
	<u>15,500</u>		256,700
TOTALS	117,800 sq. ft.	1,515 students in classes only.	<u>\$1,963,300</u>

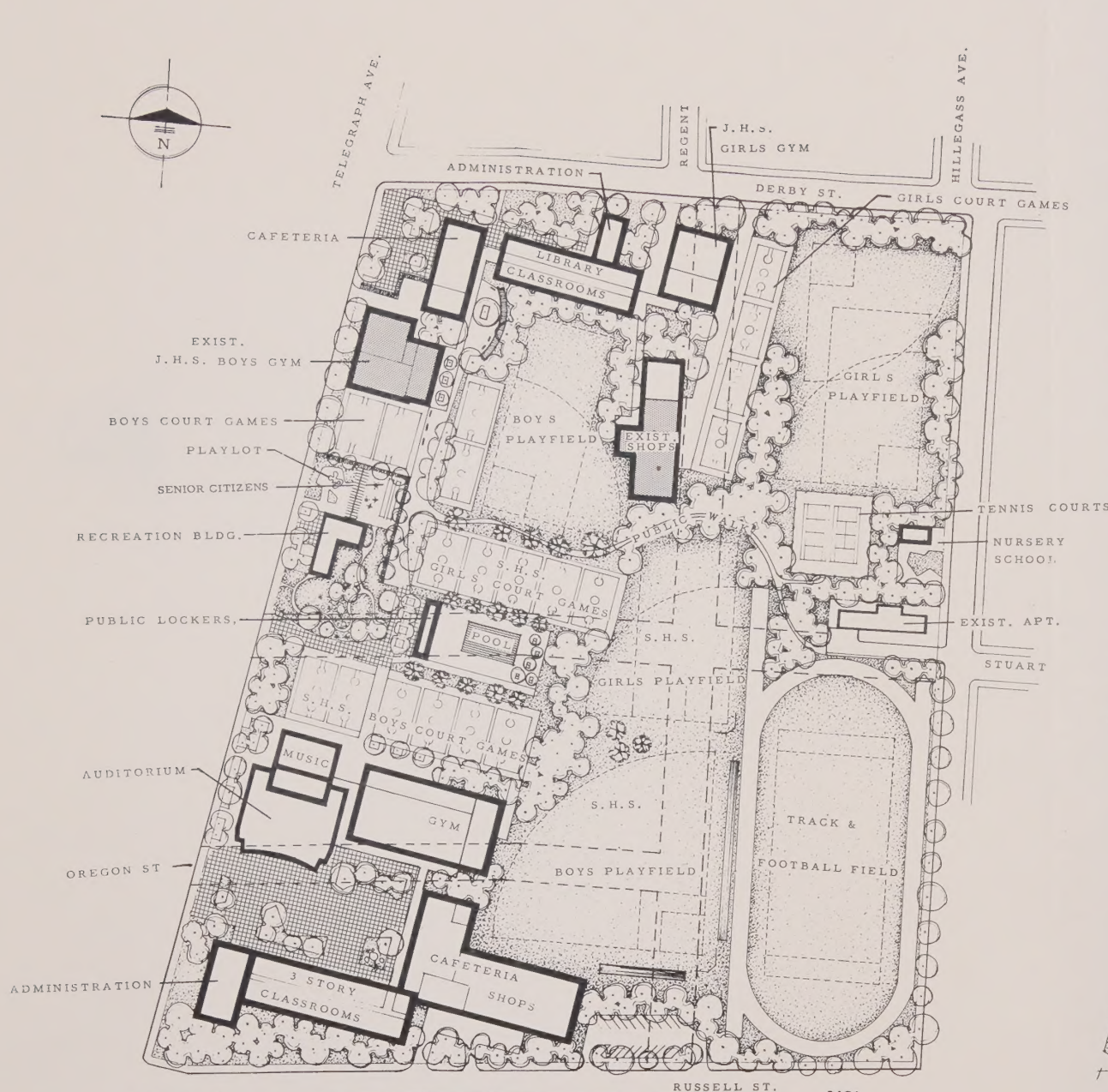
(NOTE: State Aid would allow approximately 120,000 sq.ft. for 1500 students.)

WILLARD JUNIOR HIGH SCHOOL
For 847 Students by 1970
(In combination with South Side Senior High School)

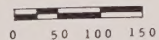
<u>Facility</u>	<u>Approx. Area Sq. Ft.</u>	<u>Student Capacity</u>	<u>Cost</u>
<u>CAFETERIA</u>			
Main room (folding platform)	6,000	600 lunch 850 assembly	
Kitchen	<u>1,800</u>		
	7,800		148,700
<u>ADMINISTRATION</u>			
Offices, health center	3,000		45,700
<u>LIBRARY</u>			
Reading room	2,150	85	
Off, Conf. work, storage	<u>1,250</u>		
	3,400		51,700
<u>CLASSROOMS</u>			
Music		60	
Crafts		25	
Shops - 2		40	
Aux. rms, corridor	<u>11,970</u>		<u>existing</u>
Subtotals carried forward	26,170		246,100

Facility	Approx. Area Sq. Ft.	Student Cap'y	Cost
Subtotals forward	26,170		246,100
<u>CLASSROOMS - continued</u>			
General 10	8,960	350	
Science 3	3,460	105	
Science Storage	1,380		
Homemaking	1,400	25	
Mech. Drwg, printg.	2,300	50	
Music	1,800	60	
	19,300		300,900
Corridors, stairs	3,470		
Mech, Jan, Genl Stor.	480		
Toilets	770		
	4,720		73,300
<u>BOYS' GYMNASIUM</u>			
Main activity room	6,270		
Exercise room	2,100		
Drsg.rms, off, aux.rms.	6,190	75	
	14,560		existing
<u>GIRLS' GYMNASIUM</u>			
Main activity room	5,000		
Office, exercise room	1,000		
Drsg. rms, shwrs, lkrs, toilets	2,600	75	
	8,600		142,100
TOTALS	73,350	865	\$762,400
	Sq.Ft. (46,820 sq, ft, New)	Students in classes only	

(NOTE: State Aid would allow approximately 68,000 Sq.Ft. for 847 Students.)

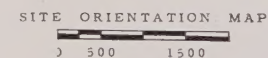


ULTIMATE DEVELOPMENT



DATA	
WILLARD DISTRICT 1975 POPULATION	23,600
ULTIMATE JR-SR HIGH SCHOOL	
J.H.S.	847
S.H.S.	1,500
TOTAL	2,347
EXISTING ACREAGE	6.63
ACREAGE RECOMMENDED IN BERKELEY PARK AND RECREATION PLAN	23.49
ACREAGE PROPOSED BY CONSULTANTS	26.02

STAGE DEVELOPMENT



FACILITIES IN STAGE ONE

EXISTING SCHOOL
NEW J.H.S. CAFETERIA
TEMPORARY J.H.S. GIRLS PLAYFIELD
TEMPORARY RECREATION BLDG.
(FUTURE S.H.S. ADMIN. BLDG.)
TEMPORARY SENIOR CITIZENS
AND PLAYLOT AREA

EXISTING ACREAGE	6.63
ACQUIRE ACREAGE	3.59

TOTAL 10.22

CLOSE STUART STREET

FACILITIES IN STAGE TWO

NEW J.H.S. GIRLS GYM
J.H.S. GIRLS COURT GAMES
AND PLAYFIELDS
NEW J.H.S. ADMIN. AND
2-STORY CLASSROOM BLDG.
J.H.S. BOYS PLAYFIELD
NEW S.H.S. GYM. ADMIN. BLDG.
NEW S.H.S. 3-STORY CLASSROOM BLDG.
CAFETERIA AND SHOPS
S.H.S. COURT GAMES
PORTION OF S.H.S. PLAYFIELDS
POOL AND PUBLIC LOCKERS
NEW RECREATION BLDG.
PORTION OF SENIOR CITIZENS AND
NEW NURSERY SCHOOL PLAYLOT AREA

ACREAGE IN STAGE ONE	10.22
ACQUIRE ACREAGE	12.08

TOTAL 22.30

DEMOLISH OLD C.R. BLDGS.
CLOSE STUART AND OREGON STREETS

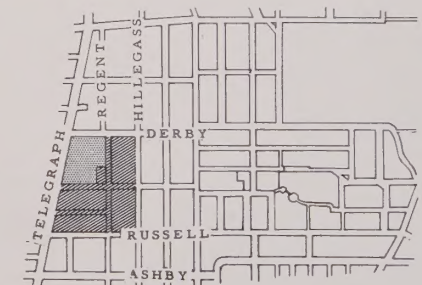
FACILITIES IN STAGE THREE

ADDITION TO J.H.S. MUSIC-SHOP BLDG.
NEW S.H.S. AUDITORIUM-MUSIC BLDG.
REMAINING PORTION OF S.H.S. PLAYFIELDS
S.H.S. GIRLS COURT GAMES
TENNIS COURTS

ACREAGE IN STAGE TWO	22.30
ACQUIRE ACREAGE	3.72

TOTAL ACREAGE 26.02

CLOSE STUART AND REGENT STREETS
DEMOLISH OLD J.H.S. GIRLS GYM.
AND AUDITORIUM



JOINT CITY - SCHOOL SITE PLANNING STUDY FOR BERKELEY, CALIFORNIA

WILLARD DISTRICT CENTER

JUNIOR AND SENIOR HIGH SCHOOL

OSMUNDSON AND STALEY
CORLETT AND SPACKMAN
FRANCIS VIOLICH

LANDSCAPE ARCHITECTS
ARCHITECTS
CITY PLANNER

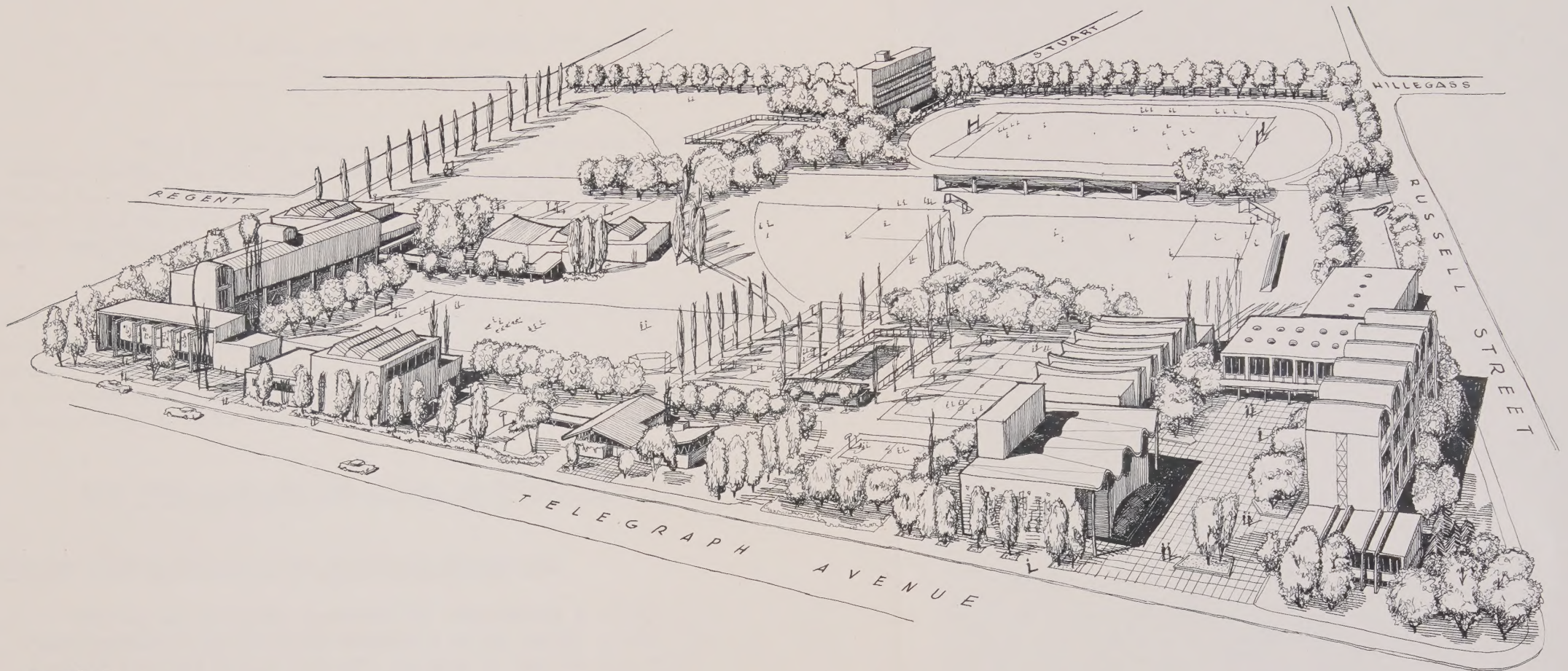
KENNETH R. ANDERSON
JOHN SARDIS

RECREATION PLANNER
STRUCTURAL ENGINEER

APRIL 1958

PLATE NO.

2



W.C. F. Kline

P E R S P E C T I V E .

W I L L A R D D I S T R I C T C E N T E R

JUNIOR AND SENIOR HIGH SCHOOL

3. WILLARD DISTRICT CENTER (Plan A) (Junior High School)

This presently inadequate site is the most discussed of the group of sixteen studied in this report because of the urgent need for recreation facilities in southeast Berkeley, the complete lack of park space typical of north Berkeley, and the existence of the available Leonard Property. These facts prompt immediate as well as long range decisions.

Trial studies expanding the site to the east, brought forth an alternative solution shown on Plate 22. While feasible it does not appear as desirable as the solution shown on Plate 3. The consultants believe this plan creates a District Center which will meet all ultimate requirements and through stage development satisfy immediate demands for recreation facilities in the area, if a Senior High is to be located elsewhere.

THE SITE AND ITS RELATION TO SURROUNDING AREAS

Sufficient Usable Area to Meet Berkeley's Standards.

One of the principal reasons for developing a usable site by acquisition southward has been the existence of the vacant Leonard Property and several smaller vacant parcels between it and Stuart Street. The resultant site is of sufficient area to meet Berkeley's Standards.

Topography Allowing Maximum Utilization.

Relatively flat land between existing adequate school facilities and the Leonard Property eliminates the necessity of terracing and allows maximum use of all proposed site acquisition at a nominal site development cost.

Most Favorable Effect on Surrounding Area.

Development along Telegraph Avenue would enhance the appearance of this main north-south thoroughfare, and break its commercial "strip" development. The open turfed fields would provide a beneficial setting for the stable residential area to the east, property which would not have to be acquired.

Utilization of Underdeveloped Land and Excess Streets.

The acquisition recommended for this site includes, as referred to above, a maximum amount of vacant property and expendable excess streets.

Minimum Removal of Better Quality Development.

Miscellaneous and outmoded commerical development along the east side of Telegraph Avenue, when acquired, will eliminate the nuisance it creates adjacent to an educational and recreational facility. Removal of the Medical Building on Oregon and Telegraph is unfortunate though justifiable in order to produce a workable site. Proposed expansion to the south minimizes acquisition of residential and multiple dwelling units to the east.

Minimum Land Acquisition and Preparation Costs.

The relative land acquisition costs of expanding southward compared to those involved in expansion to the east (see Plate 22) are somewhat greater. However, other factors, i. e. available open land, effect on surrounding area, accessibility, and improvement of traffic circulation outweigh the difference in cost in terms of the long range advantages to be gained for this section of Berkeley.

Maximum Accessibility.

Maximum auto and transit accessibility so necessary to invite use of a District Center is assured by its location on Telegraph Avenue, designated a major thoroughfare in the Master Plan and one of Berkeley's most important streets. Convenient pedestrian access is provided from minor streets feeding into the site from north, south, and east. Controlled crosswalks on Telegraph at Russell, Stuart, and Derby will provide safe access from the west.

Improvement of Traffic Circulation.

This plan creates two quiet residential streets with through traffic eliminated on them; it simplified the flow of traffic onto Telegraph Avenue from the east; and it provides a desirable super-block arrangement for the school, an improvement favoring pedestrian safety.

Allowance for Future Site Expansion.

Future expansion could be feasible if necessary to the southeast creating a rectangular site without residential back yards.

SITE DESIGN AND DEVELOPMENT

Integration of Recreation and School Use Areas.

The location of the Recreation Building on the South end of the site allows convenient dual use of the athletic facilities between it and the School

Complex yet offers needed flexibility in separating those areas not requiring integration, namely facilities for smaller children, adults, and senior citizens.

Maximum Public Use of the Site.

Public use of such facilities as the cafetorium, gymnasium, pool, playfields, recreation building, senior citizens area, and totlot is encouraged by placing them within view of and readily accessible to Telegraph Avenue.

Functional Relationship of Facilities.

This plan places the recreation facilities on the Leonard Property, and the School Buildings to the north thus allowing an ideal southerly relationship of the playfields laying between. The cafetorium's central location conveniently serves other school facilities to the east and south. Expansion to the south provides well oriented playground areas easily accessible and controllable from the existing schools' locker room buildings and/or the proposed District Recreation Building. The Leonard property's park-like quality is an ideal setting for a District Recreation facility cleanly separated from School daytime activities and yet conveniently adjacent to turfed play areas and jointly used facilities such as the pool and gymnasium.

Comprehensive Site Design.

The recently constructed Boys' Gymnasium and Shop Building limit freedom in the placing of school buildings on the expanded site. Early demolition of the antiquated and outmoded Classroom-Girls' Gymnasium Building is recommended to facilitate development of the layout shown. This provides covered circulation to all units. Access to boys and girls playfields is separate, direct, and easily supervised. The Classroom Building located on a quiet street, is ideally oriented for maximum north light.

Maximum Landscape Character.

This plan provides Telegraph Avenue with a maximum landscape affect because the adjacent principle turfed playfields. Large trees existing on the Leonard Property are retained and extensive landscaping around the school plant will replace the existing barren character of the site with a park-like setting.

Workable Stage Development.

First Stage: Acquisition of Leonard property and construction of the Recreation Building; acquisition of commerical property on Telegraph Avenue and closing of Stuart Street to provide a connecting strip

of land producing a needed girls' playfield south of the existing girls' gymnasium, and construction of cafetorium and nursery school.

Second Stage: Acquisition of remaining portion of site between Oregon and Stuart and closing of Oregon; development of playfields; construction of new Classroom Building and demolition of northwest wing of old structure.

Third Stage: Complete site by acquiring remaining lots in existing school block plus development in the following order: new girls' gymnasium and Administration-Library Building; demolition of remaining portion of old structure; installation of swimming pool and completion of play courts and fields.

LAND ACQUISITION AND DEVELOPMENT COST ESTIMATES

ACREAGE

Existing school site	6.29 acres	
To be acquired	4.44 "	
Street right-of-way to be utilized	0.86	
		11.59 acres

COST ESTIMATE

LAND ACQUISITION

23 parcels (41 dwlg. units)	4.44 acres	935,000
-----------------------------	------------	---------

SITE PREPARATION

Demolition

Private development	20 res'l struct's	31,200	
	23,500 sq.ft. stores	8,200	
School buildings	61,190 "	21,400	
	10,800 " gym, aud.	10,800	
Streets	0.86 acres	5,600	
Other paving	1.00 "	6,500	
Utilities - remove			
5 power poles		1,000	
			84,700

Earthwork

Grading	500 cu. yd.	1,100
---------	-------------	-------

Subtotal carried forward to page 3-5 \$1,020,800

COST ESTIMATE - continued

Subtotal brought forward

\$1,020,800

SITE DEVELOPMENT

Service drive, onsite parking	0.52 acres	6,800
Landscaped courts	0.19 "	7,600
Court games areas	0.90 "	9,900
Tennis courts	0.25 "	4,300
Pool area	0.28 "	3,700
Playfields	4.10 "	17,900
Playlot	0.09 "	1,600
Senior citizens area	0.14 "	2,400
Nursery school area	0.17 "	3,000
Free play area	0.30 "	1,300
Park-plaza area	0.57 "	13,700
Landscaped buffer areas	1.96 "	17,100
Apparatus - Playlot		500
Nursery school		500
Games Backstops and posts		4,000
Bleachers	5000 sq. ft.	12,500
Fencing - Playfields and courts	1000' (relocate)	1,000
Pool area	300' new	900
Tennis courts	450'	4,000
Lighting - Baseball		13,000
Pool		10,500
Tennis courts		10,000
Landscaped court areas		1,000
Misc. minor equip. and devt.		7,300

154,500

CONSTRUCTION

Junior High School (see breakdown)	51,220 sq.ft.	935,000 (new)
Recreation building	4,500 "	80,300
Nursery school	1,800 "	28,300
Public drsg-lockr-shwr. bldg.	3,200 "	60,500
Swimming pool	42' x 75'	33,000
Onsite utilities		39,200

1,176,300

CONTINGENCY

General factor (of site preparation, development
and construction) 5%

70,800

FEES

Architect, landscape architect, engineers, testing,
checking, inspection (earthwork, site develop-
ment and construction) 10%

133,200

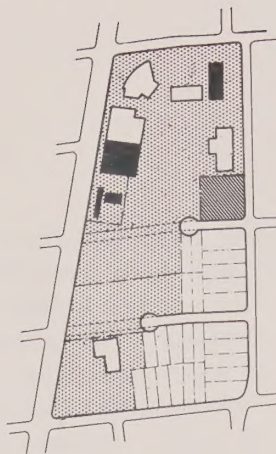
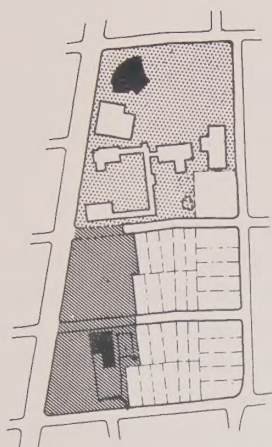
TOTAL

\$2,555,600

WILLARD JUNIOR HIGH SCHOOL - (for 847 students by 1970)

<u>Facility</u>	<u>Approx. Area</u>	<u>Student cap'y</u>	<u>Cost</u>
<u>Cafetorium</u>			
Main area	6,000	600 lunch	
Stage	1,500	850 assembly	
Drsg rms, stor	1,500		
Kitchen	1,800		
	10,800		197,000
<u>Administration</u>			
Offices, health center	3,000		45,700
<u>Library - Reading room</u>			
Off, conf. work, stor	1,250	85	
	3,400		51,700
<u>Classrooms - Music</u>			
Crafts		60	
Shops 2		25	
Aux. rms, corridor	11,970	40	(existing)
General 10	8,960	350	
Science 3	3,460	105	
Science storage	1,380		
Homemaking	1,400	25	
Mech. drwg, printg.	2,300	50	
Music	1,800	60	
	19,300		300,900
Corridors, stairs	3,470		
Mech. Jan, gen'l stor	480		
Toilets	770		
	4,720		73,300
<u>Girls' gymnasium</u>			
Main activity room	6,270		
Drsg.rms, shwrs,			
lkrs, toilets	3,600	75	(existing
Off, exercise rm, stor	1,090		convert)
	10,960		59,900
<u>Boys' Gymnasium</u>			
Main activity room	10,000		157,500
Drsg rms, shwrs,			
lkrs, toilets	2,600	75	
Off, team rooms, stor	1,000		(existg.conv.)
	3,600		49,000
	77,750	885	\$935,000
	Sq. ft.	Students in	
		classes only	

(NOTE: State Aid would allow approximately 68,000 sq.ft. for 847 students.)



FACILITIES IN STAGE ONE

EXISTING SCHOOL SITE
NEW CAFETORIUM BLDG.
PORTION OF ULTIMATE BOYS PLAYFIELD
NEW RECREATION BLDG.
PLAYLOT, NURSERY SCHOOL, PLAZA AREA
SENIOR CITIZENS AREA

EXISTING ACREAGE	6.29
ACQUIRE ACREAGE	3.75

TOTAL 10.04

CLOSE STUART AND OREGON STREETS

FACILITIES ADDED IN STAGE TWO

NEW 3-STORY CLASSROOM
GIRL'S & BOY'S PLAYFIELDS

ACREAGE IN STAGE ONE	10.04
ACQUIRE ACREAGE	.05

TOTAL 11.09

DEMOLISH OLD AUDITORIUM AND
CLASSROOM BLDGS.

FACILITIES ADDED IN STAGE THREE

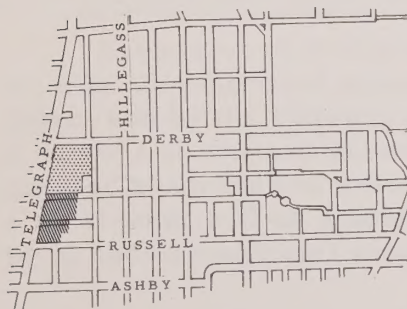
NEW AD. & LIB. BLDG.
NEW BOY'S GYM
NEW PUBLIC LOCKERS & POOL
GIRLS' & BOYS' COURT GAMES

ACREAGE IN STAGE TWO	11.09
ACQUIRE ACREAGE	.50

TOTAL ACREAGE 11.59

DEMOLISH OLD GIRL'S GYM.

STAGE DEVELOPMENT



SITE ORIENTATION MAP

0 500 1500

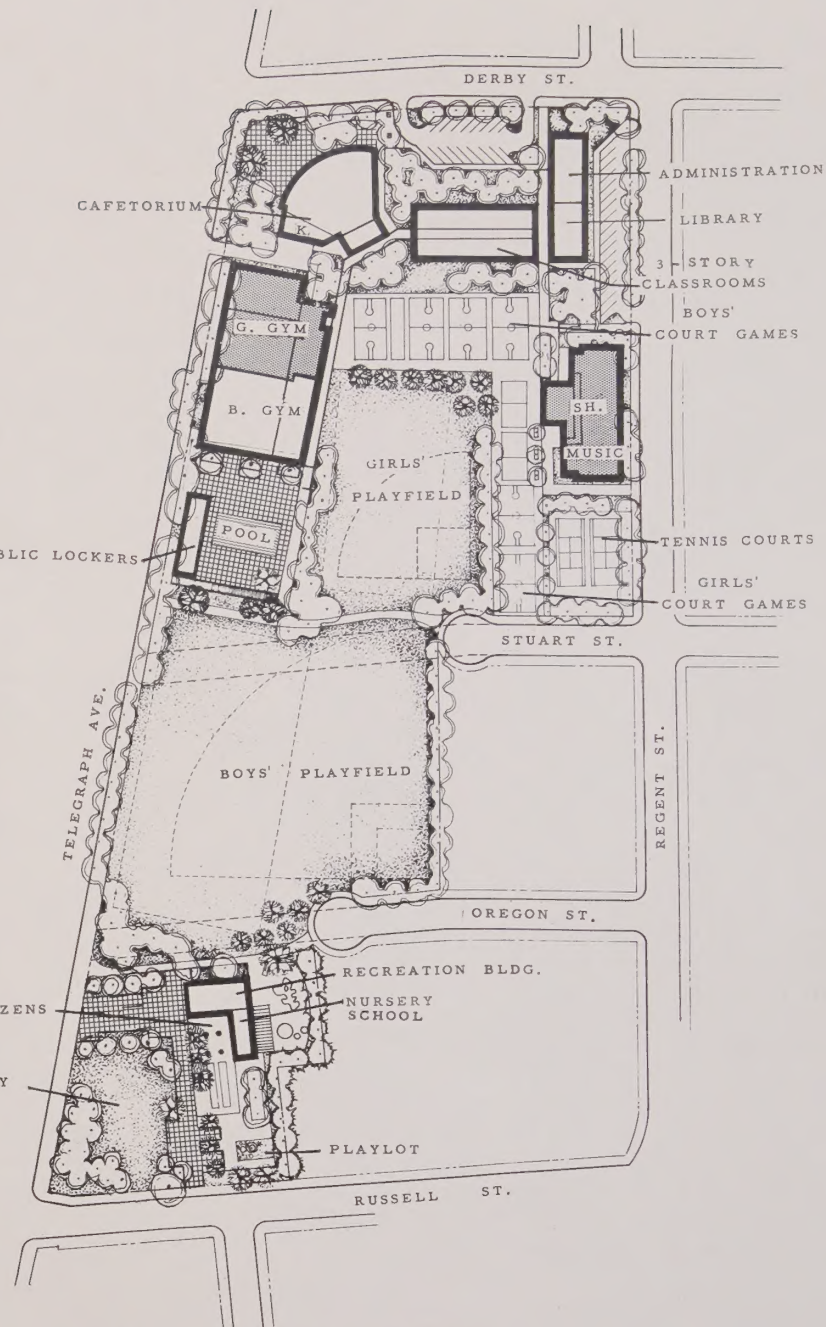
DATA

WILLARD DISTRICT	
1975 POPULATION	23,200
ULTIMATE JR. HIGH SCHOOL	
1970 ENROLLMENT	847
EXISTING ACREAGE	6.29
ACREAGE RECOMMENDED IN BERKELEY PARK AND RECREATION PLAN	10.99
ACREAGE PROPOSED BY CONSULTANTS	11.59



SENIOR CITIZENS

FREE PLAY



ULTIMATE DEVELOPMENT

0 50 100 150

JOINT CITY - SCHOOL SITE PLANNING STUDY FOR BERKELEY, CALIFORNIA

WILLARD DISTRICT CENTER A

JUNIOR HIGH SCHOOL

OSMUNDSON AND STALEY
CORLETT AND SPACKMAN
FRANCIS VIOLICH

LANDSCAPE ARCHITECTS
ARCHITECTS
CITY PLANNER

KENNETH R. ANDERSON
JOHN SARDIS

RECREATION PLANNER
STRUCTURAL ENGINEER

APRIL 1958

PLATE NO.

3

4. GROVE DISTRICT CENTER (Plan A) (Senior High School)

This site study for a South Side Senior High School has been prepared as a feasible alternate to the Willard combined Junior-Senior High School site. Development in this location, central to its school population area, carries with it two major benefits; the site is in an older residential area spotted with dilapidation and overcrowding, one that is in need of the uplifting effect of a major public improvement such as that proposed; and there is also a great need in this district for adequate recreation facilities and open space. This development would serve both these purposes and in addition provide the area with a major District Center to serve a large part of the south side of Berkeley.

THE SITE AND ITS SURROUNDINGS

Sufficient Usable Area to Meet Berkeley's Standards.

Since the site lies in the flat part of the city, all the area acquired can be used, and therefore the acreage needed has been determined by the land requirements for facilities and their functional arrangement in relation to existing street and lot patterns. The resulting figure is slightly higher than that required by Berkeley's standards.

Most Favorable Effect on Surrounding Area.

Development of this site will have a favorable effect on the surrounding area by the improved outlook it will give to this well-traveled section of Grove Street and by the removal of an appreciable amount of substandard housing and a number of non-conforming land uses. The well-maintained houses will have greater assurance of protection and conservation, and, most important of all, a focal point will be established in the area for community activity of a cultural and recreational nature.

Utilization of Underdeveloped Land and Excess Streets.

Use has been made in this plan of a large piece of land occupied by a nursery and its greenhouses in the extreme west end of the site. The advantages afforded in reducing both cost and the number of families to be displaced outweigh minor design limitations brought about by the resulting oblong shape of the site. A large amount of street area that will become useless with the proposed acquisition has been incorporated into the plan.

Minimum Removal of Better Quality Development.

Total costs for land acquisition on this site are appreciably lower than those of other high school sites studied due to the above-mentioned factors

and existing public land ownership.

Maximum Accessibility.

Location of the site on Grove Street, designated a major thoroughfare in the Master Plan, is appropriate to a District Center of this magnitude and assures maximum accessibility. Russell, which carries traffic through the district, provides east-west access. Other streets will bring local traffic to the perimeter of the site from all four directions.

Improvement of Traffic Circulation.

Closing of Oregon Street, which is already blocked to the west at San Pablo Park, increases the quiet residential character of its remaining portion. Closing of north-south Grant and McGee Streets, will eliminate two dangerous offset intersections on Russell and will direct through traffic away from the neighborhood and onto the designated major thoroughfares, Grove and Sacramento Streets.

Allowance for Future Site Expansion.

If additional land is needed in the future, the parcels remaining on Stuart and on California might be added.

SITE DESIGN AND DEVELOPMENT

Integration of Recreation and School Areas.

The arrangement of facilities permits dual school-recreation use of all playfields and court games and of the swimming pool. The new recreation center is placed in a central location accessible to the Gymnasium, cafeteria, and pool, yet separated from the school so that it can function independently when necessary.

Maximum Public Use of the Site.

Grouping of the main recreation structures and facilities along Russell assures ease of access by the public and invites their use. The auditorium and its forecourt formed by a group of school structures presents an impressively pleasing development on Grove Street appropriate for widespread district use. Broad walks traversing the site further contribute to public use.

Functional Relationship of Facilities.

Educational facilities are grouped together in a compact arrangement in order to aid efficiency of student circulation; joint use recreation facilities are located close to the school complex; beyond, to the west are the larger

play fields.

Comprehensive Site Design.

The distinct design character of this district center was achieved through the creation of the large activity court off Grove Street, surrounded by the main school structures and opening out to the playfields and park. The recreation development was made to weave around the school and extend beyond in an informal pattern of open and enclosed spaces.

Maximum Landscape Character.

The informal park atmosphere so lacking in the district at present has been a prime objective in the study of this site. The plan achieves this quality through the generous use of turfed play spaces, tree masses, and landscaped court areas penetrating and encircling the building groups and extending across the site.

Favorable Orientation of Individual Units.

This site allows ideal orientation of buildings and facilities. For example, the classroom building is placed east-west; the fields meet orientation standards.

Utilization of Existing Adequate Structures and Facilities.

The existing recreation building is utilized in the first stage. However, the size, arrangement and character of development in this proposal properly preclude permanent retention of this minimum and structurally substandard facility in the ultimate plan.

Workable Stage Development.

Acquisition of all land in the first stage is recommended, due to the advisability of obtaining the underdeveloped properties before they can change value; to the fact that existing school-city property lies at the opposite end of the site; and due also to the necessity of providing immediate space for recreation use adjacent to the existing building.

Second stage development will cover demolition of the old Edison School buildings, construction of the main high school buildings, and installation of minimum playfields.

The final stage will complete school structures and recreation facilities.

LAND ACQUISITION AND DEVELOPMENT COST ESTIMATES

GROVE DISTRICT CENTER (Senior High School)

ACREAGE

Existing Grove Playground	2.13 acres	
Existing Recreation Center and Nursery School	0.63 "	
Existing Edison School site (2 pieces)	2.00 "	
To be acquired	12.67 "	
Street r/w to be utilized	3.51 "	
		21.31 Acres

COST ESTIMATE

LAND ACQUISITION

109 parcels (149 dwelling units)	12.67 acres	\$1,364,500
----------------------------------	-------------	-------------

SITE PREPARATION

Demolition

Private development 117 res'l struct's	140,400	
2 stores	2,400	
16,800 sq. ft. greenhouses	5,000	
Old Edison School Building 67,900 sq. ft.	23,800	
Nursery School Buildings	2,400	
Recreation Building 9,500 sq. ft.	6,900	
Streets 3.51 acres	22,900	
Utilities remove 25 power poles	5,000	
reroute 500' of 12" water	3,500	
		212,300

Earthwork

Grading 1500 cu. yd.	3,400
----------------------	-------

Subtotal carried forward to page 4-5 \$1,580,200

Subtotal brought forward from page 4-4

\$1,580,200

SITE DEVELOPMENT

Service drives, parking	0.19 acres	2,500
Landscaped courts	1.31 "	51,400
Playground, court games	2.16 "	23,600
Pool area	0.24 "	3,100
Playfields	8.27 "	36,000
Park and picnic area	1.19 "	10,400
Playlot	0.17 "	3,000
Senior citizens area	0.18 "	3,100
Nursery school	0.14 "	2,400
General recreation area	0.26 "	4,500
Landscaped buffer areas	4.13 "	36,100
Apparatus - Playlot (some existing)		200
Nursery school		500
Games backstops and posts		6,300
Bleachers	5000 sq.ft.	12,500
Flagpole		300
Fencing - Playfields and courts (new)	1600 lin.ft.	4,800
Pool and field areas (relocate)	1600 lin.ft.	1,600
Lighting - Baseball		13,000
Pool		10,500
Landscaped court areas		6,500
Misc. minor equip. and development		11,600

243,900

CONSTRUCTION

Senior High School (see breakdown)	117,800 sq.ft.	
(page 4-6)		1,963,300
Recreation building	10,000 "	178,500
Nursery School	1,600 "	25,200
Swimming pool	42' x 75'	33,000
Onsite utilities		77,000

2,277,000

CONTINGENCY

General factor (of site preparation, development
and construction) 5%

136,800

FEES

Architect, Landscape Architect, Engineers, testing,
checking, inspection (earthwork, site development
and construction) 10%

265,100

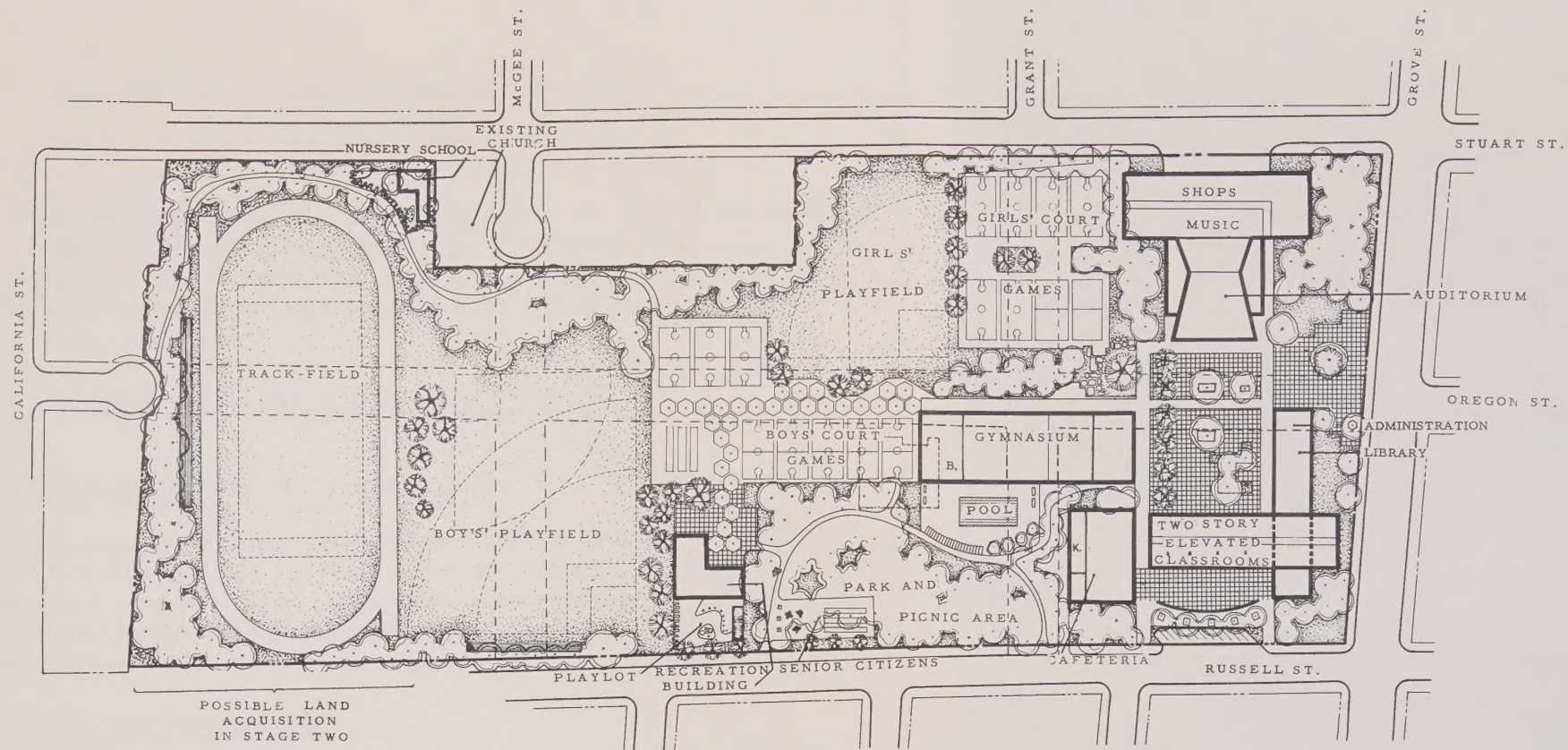
TOTAL

\$4,503,000

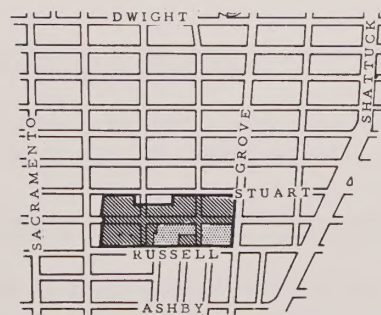
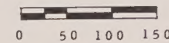
SOUTH SIDE SENIOR HIGH SCHOOL for 1500 students by 1970

<u>Facility</u>	<u>Approx. Area</u>	<u>Stud. Cap'y</u>	<u>Cost</u>
<u>Auditorium</u>			
Seating area	10,500	1500	
Stage	1,500	60 Band class	
Drsg rms, storage	1,500		
	13,500		268,800
<u>Cafeteria</u>			
Main room	8,000	800	
Kitchen	2,300		
	10,300		195,900
<u>Administration</u>			
Offices, health center	3,000		
Teach's workroom, book rm.			
stud. govt, toilets	3,000		
	6,000		91,300
<u>Library</u>			
Reading room	3,750	150	
Off's, conf. aud. vis. work, stor.	1,650		
	5,400		82,200
<u>Classrooms</u>			
General - 18	16,130	630	
Science - 7	8,070	245	
Science storage	3,200		
Homemaking	1,410	25	
Arts and Crafts - 2	2,820	50	
Mech. drwg, photog, printing	3,460	75	
	35,090		548,900
Music - 2	3,600	100	54,800
Shops - 4	5,630	80	
Shop Storage	1,120		
	6,750		113,400
Corridors, stairs	8,200		
Mech, Jan, gen'l stor,	1,140		
Toilets	1,820		
	11,160		173,300
<u>Girls' Gym - Main activity room</u>			
Drsg. rms, shwrs, lkrs, tlts.	4,500	125	
Off, stor, exercise room	1,000		
	10,500		178,000
<u>Boys' Gym - Main activity room</u>			
Drsg. rms, shwrs, lkrs, tlts.	4,500	125	
Off, stor, team rooms	1,000		
	15,500		256,700
	117,800	1515	\$1,963,300
	Sq. ft.	Students in	
		Classes only	

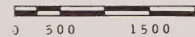
(Note: State Aid would allow roughly 120,000 sq. ft. for 1500 students)



ULTIMATE DEVELOPMENT



SITE ORIENTATION MAP



DATA

GROVE DISTRICT	
1975 POPULATION	23,900
ULTIMATE SENIOR HIGH SCHOOL	
1970 ENROLLMENT	1,500
EXISTING ACREAGE	5.13
ACREAGE RECOMMENDED IN BERKELEY	
PARK AND RECREATION PLAN	17.00
ACREAGE PROPOSED BY CONSULTANTS	21.31

JOINT CITY - SCHOOL SITE PLANNING STUDY FOR BERKELEY, CALIFORNIA

G R O V E D I S T R I C T C E N T E R A

SENIOR HIGH SCHOOL

OSMUNDSON AND STALEY
CORLETT AND SPACKMAN
FRANCIS VIOLICH

LANDSCAPE ARCHITECTS
ARCHITECTS
CITY PLANNER

KENNETH R. ANDERSON
JOHN SARDIS

RECREATION PLANNER
STRUCTURAL ENGINEER

APRIL 1958 PLATE NO. 4

5. GROVE DISTRICT CENTER (Plan B) (Elementary School)

This site study represents an alternative use for the property studied for the Grove District Center-Senior High (see Plate 4). If the site is developed for either use, the surrounding area will profit from establishment of a major public improvement including park and recreation open space.

THE SITE AND ITS SURROUNDINGS

Sufficient Usable Area to Meet Berkeley's Standards.

Adequate area is recommended for acquisition in this plan to allow development of a full district recreation center, together with a moderately sized elementary school. No acreage was recommended for this development combination in the "Long Range Park and Recreation Plan"; however, calculations have been based on the standards established in that Plan.

Most Favorable Effect on Surrounding Area.

The surrounding area will be beneficially affected by this development in much the same way as described for the District Center-Senior High, but to a lesser degree.

Utilization of Underdeveloped Land and Excess Streets.

Use has been made of one piece of underdeveloped property on Stuart Street and of a block of street right-of-way of Grant and of Oregon.

Minimum Removal of Better Quality Development.

Acquisition of property of lower value in the remaining portions of the Edison School block and of the underdeveloped land on Stuart has kept removal of better development to a minimum.

Minimum Land Acquisition and Preparation Costs.

Cost of the prepared site has been kept to a minimum through the use of street area and acquisition of the above mentioned development of lower value.

Maximum Accessibility.

Access can be gained to the district facilities portion of the site by means of Grove Street, a major thoroughfare, and by Russell. The school is well served for pedestrians by minor streets leading into it from its service area.

Improvement of Traffic Circulation.

The closing of Oregon and Grant Streets will minimize through traffic adjacent to the school and will eliminate an offset intersection on Russell. The loop street formed by Grant and Oregon will conveniently serve the recreation center.

Allowance for Future Site Expansion.

Land needs in addition to that shown in the study plan are not anticipated at this site, but expansion most beneficial to the area would be across McGee in the block between Russell and Oregon where substandard, non-conforming development and an offset intersection on Russell could be eliminated.

SITE DESIGN AND DEVELOPMENT

Integration of Recreation and School Use Areas.

The study plan provides for joint school-recreation use of the play areas and multi-use building.

Maximum Public Use of the Site.

Recreation facilities which serve the public during the school day have been grouped near the principal streets where they are most easily accessible. Location of the recreation and multi-use buildings opposite each other creates a center for public activity.

Functional Relationships of Facilities.

Facilities have been arranged to function in relation to the centrally located existing recreation building, with passive recreation areas located to one side and active areas to the other.

Comprehensive Site Design and Maximum Landscape Character.

The refreshing character of an elementary school integrated with park and recreation development can be admirably accomplished on this site. Tree masses, walks, and open spaces flow through and unify the site in this study.

Most Favorable Orientation of Units.

Buildings and play areas are oriented in such a way as to provide most beneficial classroom lighting, sunny playfields and a pool sheltered from prevailing wind.

Utilization of Existing Adequate Structures and Facilities.

While the existing recreation building has been retained and enlarged in this study, its minimum construction and austere character preclude its permanent retention. The existing playfield has been included in the park as a free play area.

Stage

Workable /Development.

The first stage includes acquisition of the remaining portion of the old Edison School block; demolition of the old structures; closing of Grant and development of recreation and nursery school facilities.

Second stage will include acquisition of the remainder of the land needed and construction of the classroom building. Final construction will add the multi-use building.

LAND ACQUISITION AND DEVELOPMENT COST ESTIMATES

ACREAGE

Existing Grove Playground	2.13 Acres
Existing Recreation Center and Nursery School	0.63
Existing Edison School Site	0.37
(2 pieces)	2.00
To be acquired	5.10
Street r/w to be utilized	1.21
	11.44 Acres.

COST ESTIMATE

LAND ACQUISITION

50 parcels (62 dwlg. units)	5.10 Acres	\$590,500
Subtotal carried forward to page 5-4		\$590,500

Subtotal brought forward

\$590,500

SITE PREPARATION

Demolition

Private Development - 19 Res'l Struct's		22,800
1 Store building		1,200
Old Edison School Bldgs.	67,900 sq.ft.	23,800
Nursery School Bldgs.		2,400
Streets	1.21 Acres	7,900
Other paving	0.50 "	3,300
Utilities - remove 9 power poles		1,800

63,200

Earthwork

Grading	1,000 cu.yd.	2,200
---------	--------------	-------

SITE DEVELOPMENT

Service Drive, onsite parking	0.09 acres	1,200
Landscaped courts	0.39 "	15,300
Playground, court games	1.17 "	12,700
Tennis courts	0.39 "	6,800
Pool area	0.30 "	2,100
Playfield	2.56 "	11,200
Free play area	0.62 "	2,700
Park and picnic area	3.05	26,600
Playlot	0.17 "	3,000
Senior Citizens area	0.21 "	3,600
Nursery school	0.14 "	2,400
General recreation area	0.65 "	11,300
Landscaped buffer areas	0.88 "	7,700
Apparatus - Kindergarten		300
Primary grades		600
Upper grades		300
Playlot (some existing)		200
Nursery school		500
Games backstops and posts		3,900
Bleachers	2000 sq.ft.	5,000
Flagpole		200
Fencing - Playfields and courts (new)	900 lin.ft.	2,700
Pool area - relocate	300 "	300
Tennis courts	550 "	5,000
Lighting - Baseball diamond		13,000
Pool		10,500
Tennis courts - 2 courts		10,000
Landscaped court areas		2,000
Misc. minor equip. and devt.		8,100

169,200

Subtotal carried forward to page 5-5

\$825,100

Subtotal brought forward

\$825,100

CONSTRUCTION

Elementary School (see breakdown)	22,090 Sq. Ft.	321,200
Senior citizens center	2,600 "	46,400
Nursery school	1,600 "	25,200
Public drsg.-lckr-shwr bldg.	2,400 "	45,300
Swimming pool	42' x 75'	33,000
Onsite utilities		16,500

487,600

CONTINGENCY

General factor (of site preparation, development and construction) 5%

36,100

FEEES

Architect, Landscape Architect, Engineers, testing, checking, inspection (earthwork, site development and construction) 10%

69,200

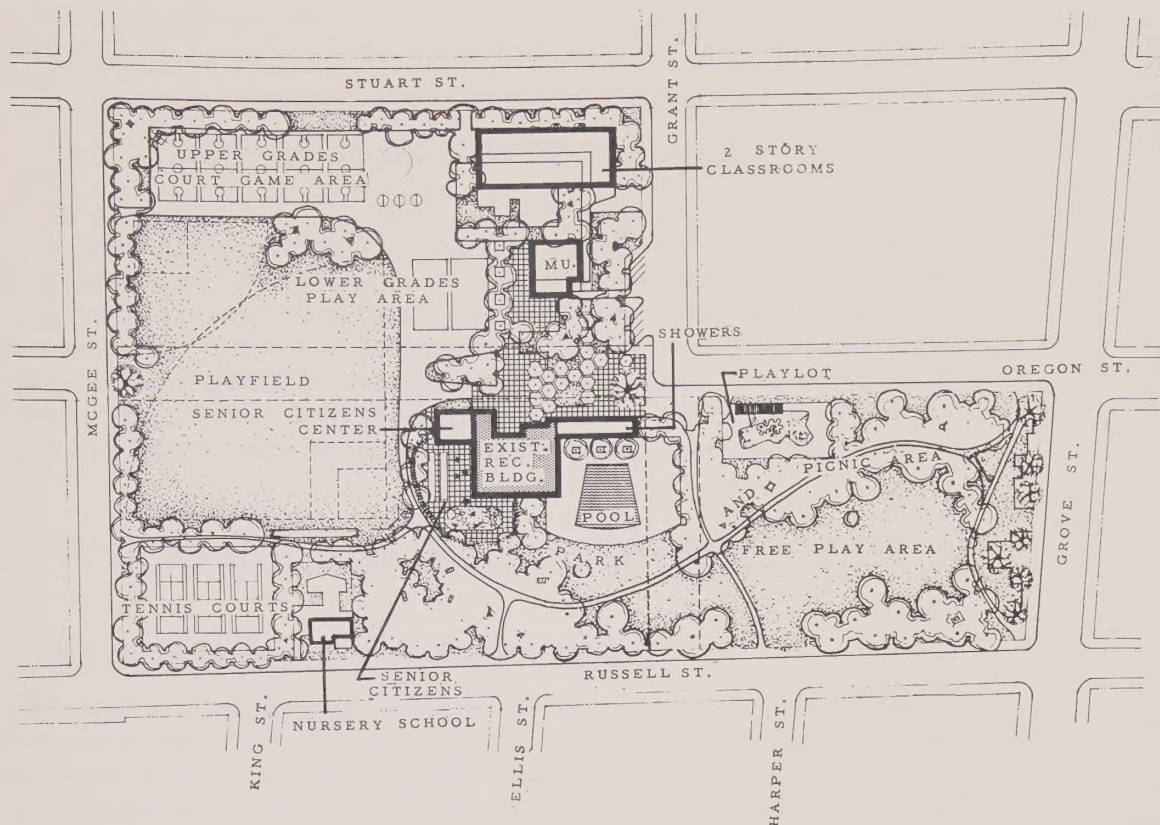
TOTAL

\$1,418,000

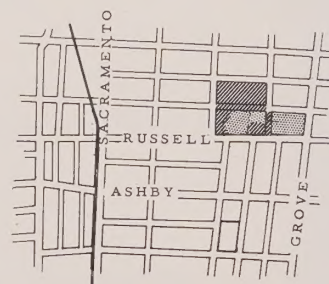
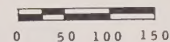
GROVE ELEMENTARY SCHOOL

<u>Facility</u>	<u>Approx. Area</u>	<u>Pupil Cap'y</u>	<u>Cost</u>
<u>ADMINISTRATION</u>			
Office, nurse, storage	1,250		
CLASSROOMS - General 12	11,520	360	
Kindergarten 1	1,340	40 - 80	
Corr's, stairs	2,480		
Mech, Jan.	240		
Toilets	600		
	17,430		\$255,600
MULTI-USE BLDG. Main room	3,200	320 lunch	
Kitchen	960	410 meeting	
	4,160		59,300
COVERED WALKS (@ 1/2 area)	500		5,300
	22,090	400-440	\$321,200
	Sq. Ft.	Pupils	

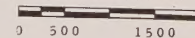
(NOTE: State Aid would allow 22,000 Sq. Ft. for 400 children)



ULTIMATE DEVELOPMENT

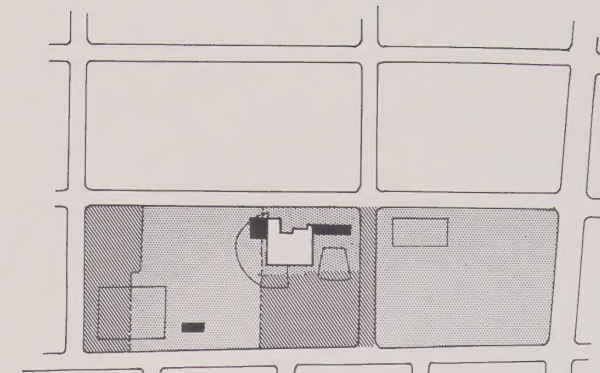


SITE ORIENTATION MAP



DATA

GROVE DISTRICT	
1975 POPULATION	23,900
ULTIMATE K-6 ELEMENTARY SCHOOL	
1970 ENROLLMENT	ASSUMED TO BE 440
EXISTING ACREAGE	5.13
ACREAGE RECOMMENDED IN BERKELEY	
PARK AND RECREATION PLAN	NOT GIVEN
ACREAGE PROPOSED BY CONSULTANTS	11.44

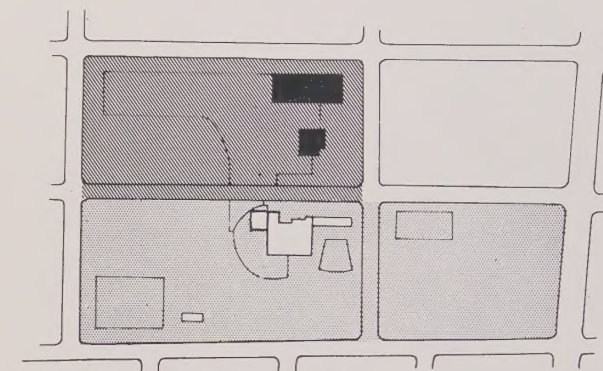


FACILITIES IN STAGE ONE

NEW PUBLIC SHOWERS
NEW NURSERY, FREE PLAY AREA
POOL, PARK AND PICNIC AREA
SENIOR CITIZENS' AREA
TENNIS COURTS, PLAYLOT

EXISTING ACREAGE	5.13
ACQUIRE ACREAGE	1.79
TOTAL	6.92

CLOSE OFF GRANT STREET
REMOVE OLD EDISON SCHOOL



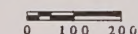
FACILITIES IN STAGE TWO

NEW K-6 2-STORY C.R. BUILDING
NEW M.U. BUILDING
COURT GAMES
PLAYFIELDS
KIND. AREA

ACREAGE IN STAGE ONE	6.90
ACQUIRE ACREAGE	4.54
TOTAL ACREAGE	11.44

CLOSE OFF OREGON STREET.

STAGE DEVELOPMENT



JOINT CITY - SCHOOL SITE PLANNING STUDY FOR BERKELEY, CALIFORNIA

GROVE DISTRICT CENTER B ELEMENTARY SCHOOL

OSMUNDSON AND STALEY
CORLETT AND SPACKMAN
FRANCIS VIOLICH

LANDSCAPE ARCHITECTS
ARCHITECTS
CITY PLANNER

KENNETH R. ANDERSON
JOHN SARDIS

RECREATION PLANNER
STRUCTURAL ENGINEER

APRIL 1958

PLATE NO. 5

6. BURBANK DISTRICT CENTER

(Junior High and Elementary School)

This site presents three major problems. The present school is surrounded by combined commercial, residential and industrial development inappropriate to a major educational unit. School play areas are small and lack park and recreational facilities. Temporary street closure of Addison during school hours is relied upon to provide unified play areas. The potentialities are great for creating a fine District Center on this site to serve West Berkeley and contribute in a major way to the betterment of the surrounding area.

THE SITE AND ITS RELATION TO SURROUNDING AREAS

Sufficient Usable Area to Meet Berkeley's Standards.

The area recommended for this site in the Berkeley Long Range Park and Recreation Plan exceeds the standard for District Centers. This is done since Burbank is in an area generally lacking in park and recreation facilities, and requires a heavy emphasis on landscaped park areas. The site study shown in this report closely approaches the required area.

Topography Allowing Maximum Utilization.

The flat site permits full utilization of all areas for school and recreation purposes.

Most Favorable Effect on Surrounding Area.

The acquisition and clearing of land now occupied by non-conforming industrial buildings along Bonar, isolated commercial property along University Avenue, and residential property, will create a unified development on a superblock which will greatly improve the outlook from surrounding residences and University Avenue, one of the major entrances to the City.

Utilization of Underdeveloped Land and Excess Streets

This plan uses a high proportion of minor residential streets not necessary to the efficient flow of traffic; the vacant P.G. and E. poleyard along the Santa Fe right-of-way has been utilized to direct expansion toward the city owned Corporation Yard, which will ultimately be moved to another location.

Minimum Removal of Better Quality Development.

Land acquisition parallels the Santa Fe right-of-way taking non-conforming industrial and vacant land to avoid stable residential property as much as possible.

Minimum Land Acquisition and Preparation Costs.

The flat nature of the site limits preparation costs to the removal or realignment of existing streets and utilities and the re-design of culverts in the swimming pool and new gymnasium area.

Maximum Accessibility.

Public transportation is available via University Avenue, on the north boundary of the site. Addison, Allston, Bancroft, and the loop streets around the proposed site provide excellent access for pedestrians from the east, south and west. Although the Santa Fe tracks separate the corporation yard area from the Burbank site, train traffic is light and pedestrian or auto access between the areas is convenient via Allston and realigned Bonar.

Allowance for Future Site Expansion.

As pointed out earlier, the site, as proposed, fulfills Berkeley's standards and no additional expansion is foreseen. However, if the Santa Fe right-of-way is ultimately abandoned, its acquisition is strongly recommended to integrate the park and recreation portions into a single unit.

SITE DESIGN AND DEVELOPMENT

Integration of Recreation and School Use Areas.

Emphasis at this site is on expanded recreation and park facilities with the Recreation Building located near the school but sufficiently separated to allow adult use during school hours. The swimming pool is placed next to the expanded gymnasium where it is convenient for both school and public use. The gymnasium and Recreation Building are close to court games to facilitate convenient joint use near the Junior High School.

The Kindergarten play area at the Elementary School, is adjacent to the play lot, so that these areas can be used as a single facility after school hours. Indoor senior citizens facilities are proposed in a wing of the multi-use building to reduce costs and can be separated by sound proof walls.

Maximum Public Use of the Site.

Since the creation of recreation and park facilities is a prime consideration at this site, maximum public use is of highest importance. This is possible to a greater degree on this site than on other joint-use sites studied due to the size and shape of the site and the higher proportion of recreation areas. For example, the senior citizens area, the large park and free play areas to the south of the recreation building, and those adjacent to it are entirely free of school day activity. The cafeteria, auditorium and shops are ideally sited for easy public access and use from University Avenue.

Functional Relationship of Facilities.

Facilities are grouped in three general areas: The Junior High School area to the north with joint-use court games, fields, swimming pool and interior facilities; the Recreation Building area south of the school's University Avenue entry court, centrally oriented to the playfields, court games, and park to the south; and the Elementary School area with its joint-use facilities and separate senior citizens area.

Comprehensive Site Design and Maximum Landscape Character.

This site allows fulfillment of the "School in a Park" concept, since the intent here is to emphasize park environment. The major portion of the site relates to a residential area and will lend a quiet atmosphere for family picnicking, free play and passive recreation. Strawberry Creek, at present reduced to a mere drainage ditch, has been widened and restored as a landscape feature near the Recreation Building. A more formal design concept is proposed for University Avenue. Here, the new building, housing administration, classrooms, cafeteria and library, parallels the existing auditorium and classroom wing to form a handsome, inviting court for school circulation, outdoor rallies, social activities, and general public use.

Favorable Orientation of Individual Units.

New buildings have been oriented paralleling the existing classroom structure; sunlight control should follow that utilized in the present building. The swimming pool area is protected from prevailing westerly winds by the L-shaped gymnasium. The required north-south orientation of the major playfield dictated acquisition in the block shown.

Utilization of Existing Adequate Structures and Facilities.

School plans call for retention of the recently built Junior High School Auditorium-Classroom Building and the substantially built gymnasium. Other outmoded structures will be demolished subsequent to construction of new buildings shown. The existing bowling greens in the corporation yard area are retained and doubled in size. This enlargement would be accomplished without interruption to the bowling program.

Workable Stage Development.

Logical Stage Development to satisfy immediate and long range recreation and school needs are as follows:

First Stage: Acquire the two blocks bounded by Curtis, Allston and Bonar, the P.G. and E. Poleyard, and the commercial property east of the auditorium bounded by University, Bonar, Addison and the Santa Fe right-of-way; close Addison, Browning, and Bonar to form a unified site and construct new shops, library-classroom-cafeteria-administration building, new gymnasium addition, pool and district recreation building.

Second Stage: Acquire remaining private property in block occupied by City Corporation Yard, construct K - P school classroom building and senior citizens facility.

Third Stage: Remove Corporation Yard, complete K - 6 additions, acquire block west of P.G. and E. Poleyard and complete district park and recreation facilities; acquisition of the industrial property on Bonar would be desirable in this stage. However, incorporation of this land into the District Center and the realignment of Bonar must await circumstances under which application of Berkeley's non-conforming use regulations will require removal.

LAND ACQUISITION AND DEVELOPMENT COST ESTIMATES

ACREAGE

Existing School Site	5.43 Acres	
Existing Bowling Green	0.49 "	
Existing City Nursery	1.31 "	
Existing City Corporation Yard	4.55 "	
To be acquired	13.11 "	
Street r/w to be utilized	4.71	
		29.60
New Addison-Allston Loop Street		-1.10
		28.50 acres

COST ESTIMATE

LAND ACQUISITION

100 parcels (114 dwlg. units)	13.11 acres	\$1,867,000
-------------------------------	-------------	-------------

SITE PREPARATION - Demolition

Private Development - 102 res'l struct's		124,800
2 stores		3,600
Industrial	100,000 Sq. Ft.	35,000
School Buildings - Aud. Gym.	9,600 "	9,600
	41,400 "	14,500
6 temporaries		2,400
Corporation Yard Buildings	43,300 "	15,200
Nursery structures		2,400
Streets	4.71 acres	30,800
Other paving	3.44 "	22,500
Utilities - remove 32 power poles		6,400
		267,200

Subtotal carried forward to page 6-5

\$2,134,200

Subtotal brought forward

\$2.134,200

SITE PREPARATION - continued

Earthwork - grading	2500 cu. yd.	5,600	
Drainage - culvert	300 lin. ft.	<u>2,400</u>	8,000

SITE DEVELOPMENT

New Addison-Allston Loop Street	1.10 Acre	16,800	
Service drive, onsite parking	0.58 "	7,600	
Landscaped courts	1.42 "	55,600	
Playground, court games	1.65 "	18,000	
Tennis courts	0.54 "	9,400	
Pool area	0.35 "	4,600	
Playfields	6.00 "	26,100	
Free play area	0.55 "	2,400	
Park and Picnic areas	4.94 "	43,000	
Landscaped buffer areas	2.69 "	23,400	
Games backstops and posts	(some existing)	4,800	
Bleachers	3000 sq. ft.	7,500	
Fencing - Playfields and courts -relocate	500 lin. ft.	500	
" - Playfields, courts, and pool-new	600 " "	1,800	
" - Tennis courts	650 " "	5,900	
Lighting - Baseball diamond		13,000	
Pool		10,500	
Tennis courts - 2 courts		10,000	
Landscaped court areas		7,100	
Misc. minor equip. and devt.		<u>13,400</u>	
<u>Total in vicinity of Junior High School</u>			281,400

Onsite parking	0.07 acres	900	
Landscaped court area	0.25 "	1,000	
Playground, court games	1.55 "	16,900	
Playfield	1.22 "	5,400	
Playlot	0.15 "	2,600	
Senior citizens area	0.25 "	4,400	
Bowling green (new)	120' x 120'	100,000	
Park and picnic area	1.15 acres	10,000	
Landscaped buffer areas	0.65 "	5,700	
Apparatus -Kindergarten		300	
Primary grades		600	
Upper grades		300	
Playlot		500	
Games backstops and posts		1,600	
Flagpole		200	
Fencing - Playfield and courts	1,600 lin. ft.	4,800	
Lighting - Recreation activity areas		2,500	
Misc. minor equip. and devt.		<u>7,900</u>	

Total in vicinity of elementary school 165,600

Subtotal carried forward to page 6-6 \$2,589,200

Subtotal brought forward

\$2,589,200

CONSTRUCTION

Junior High School (see breakdown)	52,000 sq. ft. new	894,200
Elementary School (see breakdown)	24,660 "	388,500
Recreation Building	5,000 "	89,000
Senior Citizens building	1,500 "	27,000
Playlot shelter	1,000 "	1,000
Swimming pool	42' x 75'	33,000
Onsite utilities		50,000

1,482,700

CONTINGENCY

General Factor (of site preparation, development
and construction) 5%

110,200

FEES

Architect, Landscape Architect, Engineers, testing,
checking, inspection (earthwork, site development
and construction) 10%

203,500

TOTAL

\$4,385,600

BURBANK JUNIOR HIGH SCHOOL (For 1130 Students by 1970)

Facility	Approx. Area (Sq. Ft.)	Student Cap'y	Cost
<u>AUDITORIUM</u>			
Seating area	6,000	756	
Stage, drsg rms.	4,080	50 band class	
Foyer, toilets	2,700		
	12,780		existing
<u>CAFETERIA</u>			
Main room	6,000	600 lunch 800 meeting	
Kitchen	1,800		
	7,800		148,700
<u>ADMINISTRATION</u>			
Offices, health center	3,400		51,700
Subtotals carried forward	23,980		200,400

BURBANK JUNIOR HIGH SCHOOL - continued

<u>Facility</u>	<u>Approximate Area</u>	<u>Student Cap'y</u>	<u>Cost</u>
Subtotals brought forward	23,980		\$200,400
<u>LIBRARY</u>			
Reading room	3,000	120	
Off. conf. work, storage	2,000		
	5,000		76,100
<u>CLASSROOMS</u>			
General 15		450	
Science 3		75	
Homemaking 2		50	
Arts and crafts 3	21,600	75	
Corridors, aux. rms.	11,800		
	33,400		existing
General 3	2,480	90	
Science 2	2,000	50	
Science stor	800		
Mech. dwg. printing	2,900	40	
	8,180		128,500
Music	3,000	50	45,700
Shops 4	5,630	80	
Shop storage	1,120		
	6,750		113,400
Corridors, stairs	3,300		
Mech, Jan, Storage	450		
Toilets	720		
	4,470		69,300
<u>GIRLS' GYMNASIUM</u>			
Main activity room	6,300		
Drsg.rms, shwrs, lkrs,tlts	3,400 convert	95	
Office, stor	700 "		existg.conv.
	10,400		27,000
<u>BOYS' GYMNASIUM</u>			
Main activity room	10,000		
Drsg rms, shwrs, lkrs, tlts	3,400	95	
Team rms, storage	1,200 convert		
	14,600		233,800
	109,780 Sq.Ft.	1200	\$894,200
	(52,000 sq.ft. new)	Students in classes only.	

(NOTE: State Aid would allow approximately 91,000 Sq.Ft. for 1130 students.)

BURBANK SCHOOL

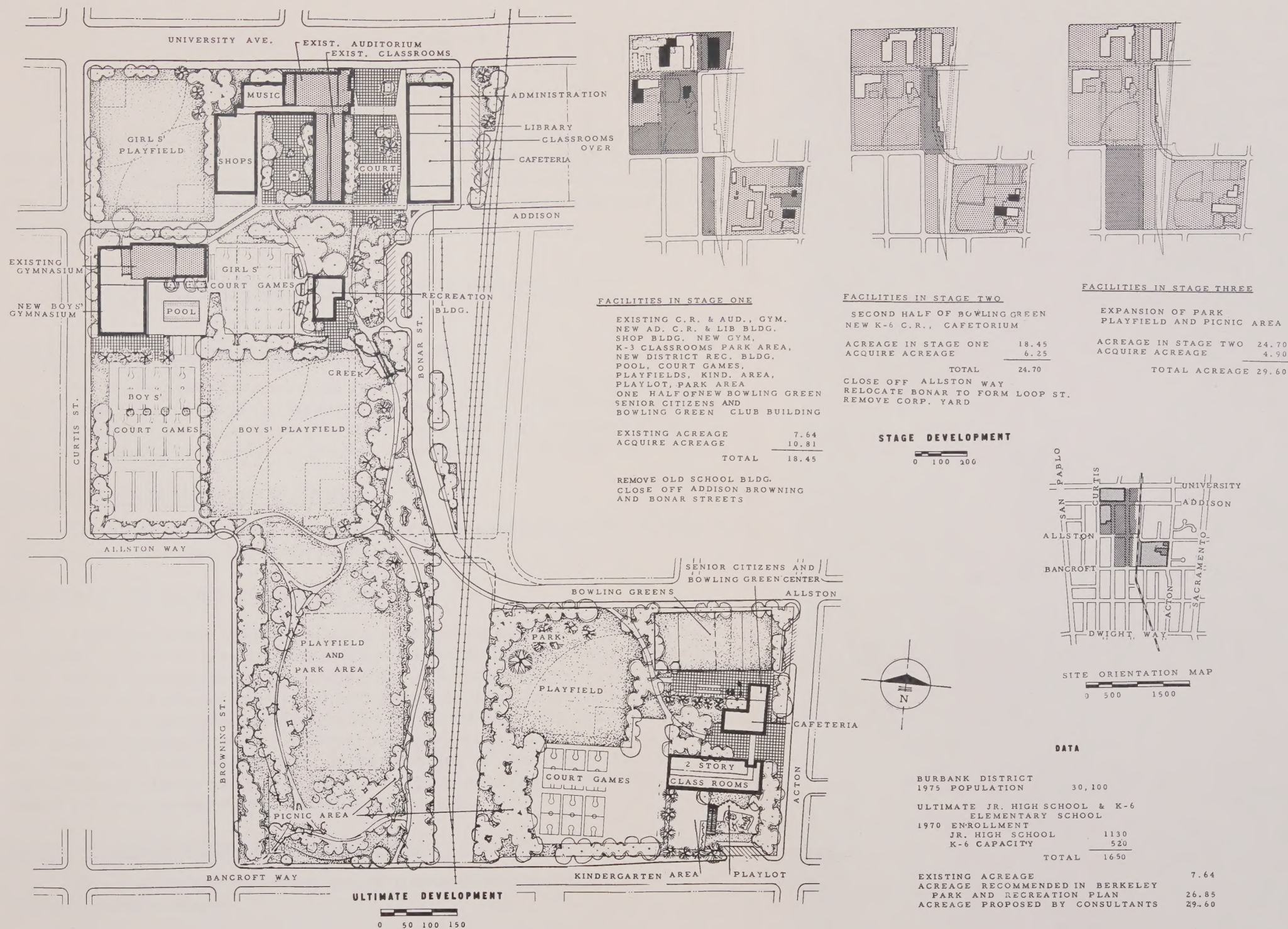
TOTAL AS A K-3 SCHOOL

<u>FACILITY</u>	<u>APPROX. AREA</u> <u>SQ. FT.</u>	<u>PUPIL</u> <u>CAP'Y</u>	<u>COST</u>
<u>ADMINISTRATION</u>			
Office, Nurse, Storage	600		
<u>CLASSROOMS</u>			
General 6	5,760	180	
Kindergarten 1	1,340	40-80	
Corridors	640		
Mech. Jan.	160		
Toilets	320		
	8,820 sq.ft.	220-260 Children	<u>\$130,400</u>

TOTAL AS A K-6 SCHOOL

<u>ADMINISTRATION</u>			
Office, Stor. Tchrs workroom	1,250		
<u>CLASSROOMS</u>			
General 12	11,520	360	
Kindergartens 2	2,680	80-160	
Corridors, stairs	2,130		
Mech. Jan.	240		
Toilets	600		
	18,420		\$271,700
<u>MULTI-USE BLDG.</u>			
Main Room	4,500	450 lunch 600 meeting	
Kitchen	1,440		
	5,940		113,600
<u>COVERED WALKS (@ 1/2 area)</u>			
	300		3,200
	24,660 Sq.ft.	440-520	\$388,500

(NOTE: State Aid would allow 14,000 Sq.Ft. for 220 children and
24,200 Sq. Ft. for 440 children.)



FACILITIES IN STAGE ONE

EXISTING C.R. & AUD., GYM.
NEW AD. C.R. & LIB BLDG.
SHOP BLDG. NEW GYM,
K-3 CLASSROOMS PARK AREA,
NEW DISTRICT REC. BLDG.
POOL, COURT GAMES,
PLAYFIELDS, KIND. AREA,
PLAYLOT, PARK AREA
ONE HALF OF NEW BOWLING GREEN
SENIOR CITIZENS AND
BOWLING GREEN CLUB BUILDING

EXISTING ACREAGE	7.64
ACQUIRE ACREAGE	10.81
TOTAL	18.45

REMOVE OLD SCHOOL BLDG.
CLOSE OFF ADDISON BROWNING
AND BONAR STREETS

FACILITIES IN STAGE TWO

SECOND HALF OF BOWLING GREEN
NEW K-6 C.R., CAFETERIUM

ACREAGE IN STAGE ONE	18.45
ACQUIRE ACREAGE	6.25
TOTAL	24.70

CLOSE OFF ALLSTON WAY
RELOCATE BONAR TO FORM LOOP ST.
REMOVE CORP. YARD

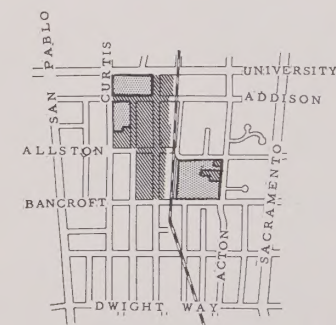
STAGE DEVELOPMENT

0 100 200

FACILITIES IN STAGE THREE

EXPANSION OF PARK
PLAYFIELD AND PICNIC AREA

ACREAGE IN STAGE TWO	24.70
ACQUIRE ACREAGE	4.90
TOTAL ACREAGE	29.60



SITE ORIENTATION MAP
0 500 1500

DATA

BURBANK DISTRICT
1975 POPULATION 30,100

ULTIMATE JR. HIGH SCHOOL & K-6
ELEMENTARY SCHOOL
1970 ENROLLMENT
JR. HIGH SCHOOL 1130
K-6 CAPACITY 520

TOTAL 1650

EXISTING ACREAGE	7.64
ACREAGE RECOMMENDED IN BERKELEY PARK AND RECREATION PLAN	26.85
ACREAGE PROPOSED BY CONSULTANTS	29.60

JOINT CITY - SCHOOL SITE PLANNING STUDY FOR BERKELEY, CALIFORNIA

BURBANK DISTRICT CENTER

OSMUNDSON AND STALEY
CORLETT AND SPACKMAN
FRANCIS VIOLICH

LANDSCAPE ARCHITECTS
ARCHITECTS
CITY PLANNER

KENNETH R. ANDERSON
JOHN SARDIS

RECREATION PLANNER
STRUCTURAL ENGINEER

APRIL 1958

PLATE NO.

6

7. GARFIELD DISTRICT CENTER (Senior and Junior High Schools)

The location and size of the existing site, its adaptability to grading and expansion make it excellent for both Junior and Senior High Schools as well as for a district recreation center. This combination favors efficient use of the site and common use of certain facilities. The topography of the site facilitates the separation of use areas.

THE SITE AND ITS RELATION TO SURROUNDING AREAS

Sufficient Usable Area to Meet Berkeley's Standards.

The placement of the existing Junior High facilities, the change in elevation between areas and the layout of existing streets and lots surrounding the site necessitate acquisition of a little more land than indicated by the Berkeley standards in order to provide an adequate and workable site plan.

Topography Allowing Maximum Utilization.

The slope of the areas designated for site expansion allows the creation of large terraces with minimum earth moving.

Most Favorable Effect on Surrounding Area.

A portion of the residential area surrounding the site is particularly pleasant, with wide tree-lined streets and substantial low density development. This quality is enhanced by the character of the study plan through the use of open tree-lined spaces and school structures set back from the streets. The High School in particular is designed to take advantage of a spacious setting on Grove and Hopkins Streets. Adjacent recreation and park areas will call public attention to the development. In this scheme all residences face the site and are separated from it by a street, as opposed to the present condition in which the rear yards of residences abutt the site.

Utilization of Underdeveloped Land and Streets.

This plan makes maximum use of dispensable street area to create a site of workable shape.

Minimum Removable of Better Quality Development.

Areas for acquisition include a maximum number of older structures and small, irregularly shaped lots. Removal of better development was kept to the minimum required to produce a usable site.

Minimum Land Acquisition and Preparation Costs.

The use of street area and acquisition of cheaper parcels, insofar as possible, help minimize the cost. Grading, as mentioned, can be done in terraces with moderate earth moving.

Maximum Accessibility.

Grove Street, designated a major thoroughfare in the Master Plan, and Hopkins and Rose Streets, which carry substantial amounts of traffic, form three of the site boundaries. These will provide excellent auto and transit service while some half dozen streets radiating from the site will allow excellent pedestrian access.

Improvement of Traffic Circulation.

The widening of Grove Street proposed in the Master Plan is incorporated in this scheme and will ease circulation at the intersection of Hopkins, Grove and The Alameda. The loop street created by Berryman and Josephine will reduce through-traffic on the latter, making it a more quiet residential street.

Allowance for Future Site Expansion.

Land that might be needed in the future can be most easily provided avoiding topographic problems by acquisition to the south-east, extending the site to Grove and Rose Streets.

SITE DESIGN AND DEVELOPMENT

Integration of Recreation and School Use Areas.

The study plan illustrates the two school complexes and the recreation building separated by banks, playfields and courts, so that each may function independently, yet share facilities as needed. The swimming pool is located between the two gymnasiums with a convenient pedestrian connection to the park-recreation area; tennis courts and joint-use turf and track are located nearly equidistant from gymnasiums and the recreation building.

Maximum Public Use of the Site.

Grouping of the Senior High auditorium, amphitheater and cafeteria around a court having a principal entrance on Grove and minor entrance on Hopkins, provides a particularly inviting arrangement. A similar smaller court serves the Junior High auditorium as an entry from Rose Street. Entrance to the recreation building area and its adjacent park are less formal and encourage access from Carlotta and Hopkins Streets. Two three-lined

pedestrian avenues cross the site, connecting facilities and providing public entrance to the pool.

Functional Relationship of Facilities.

The facilities have been placed generally in three groups, with the High School orienting to the major streets and transit route, the Junior High orienting toward a minor street much the same as it does now, and the recreation building at the lower end nearest its service area. The major functional requirements of each facility and each group are fulfilled particularly well with this arrangement.

Comprehensive Site Design.

A visually unified site is achieved through an arrangement of structures placed on terraces and curving across the site. These enclose individual courts and separate playfields.

Maximum Landscape Character.

Preservation of Codornices Creek at Grove and Hopkins, and the retention of trees existing around it have been main considerations in designing the High School entrance area. Use has been made of the small eucalyptus grove as a basis for park development near the Recreation Building. Creation of a gently rolling green site crossed by shaded paths and dotted with paved areas of various kinds and uses will have the effect of making the whole area park-like and therefore seem more spacious, beautiful and inviting.

Favorable Orientation of Individual Units.

Classroom lighting, sun and shelter in the pool area, separation of noisy and quiet functions, and protection from rain have largely determined orientation of the various units. The existing Junior High football field unfortunately lies in the wrong direction; changing it to correct north-south orientation would involve extensive and unjustified grading.

Utilization of Existing Structures and Facilities.

The Junior High School auditorium and gymnasium appear to meet present day school codes and to be adequate enough to warrant long range preservation.

Workable Stage Development.

First Stage: Acquisition and development of the entire portion of the site lying east of the existing school, the basic Senior High and recreation structures and the new shop building for the Junior High, demolition of the old abandoned Junior High gymnasium and installation of High School playfields.

Second Stage: Acquisition of the remainder of the site to the west and its development to provide Junior High and recreation play areas, replacement of the Nursery School and construction of the Junior High cafeteria.

Third Stage: Complete building construction at both schools and gradual demolition of replaced Junior High structures.

LAND ACQUISITION AND DEVELOPMENT COST ESTIMATES

ACREAGE

Existing School Site	19.00 Acres	
To be acquired	9.71 "	
Street r/w to be utilized	1.36	
		30.07 Acres.
Grove Street widening		- 0.22
		29.85 Acres

COST ESTIMATE

LAND ACQUISITION

83 parcels (112 dwlg. units)	9.71 Acres	\$1,277,000
------------------------------	------------	-------------

SITE PREPARATION

Demolition

Private Development - 89 Res'l. struct's.		106,800
- 3 apt. houses		8,400
School buildings	86,300 Sq. ft.	30,200
Old Gymnasium	5,500	5,500
Temporaries		34,800
Streets	1.36 acres	8,900
Other paving	0.50 "	3,300
		197,900

Earthwork

Grading	55,000 cu. yd	124,000
---------	---------------	---------

Subtotal carried forward to page 7-5	\$1,598,900
--------------------------------------	-------------

Subtotal brought forward

\$1,598,900

SITE DEVELOPMENT

Service drive, onsite parking	0.69 acres	9,000
Landscaped courts	0.81 "	31,700
Court Games	1.35 "	14,700
Pool Area	0.24 "	3,100
Playfields	4.17 "	18,200
Park	0.81 "	7,600
Landscaped buffer areas	2.07 "	18,100
Games Backstops and posts		4,800
Amphitheater	10,000 Sq. Ft.	20,000
Bleachers	5,000 "	12,500
Fencing - Playfields, pool, courts	1,900 lin. ft.	5,700
Lighting - Baseball		13,000
Pool		10,500
Landscaped courts		4,000
Misc. minor equip. and devt.		8,600

Total in vicinity of Senior High School

181,500

Service drives, onsite parking	0.87 Acres	11,400
Landscaped courts	0.96 "	38,600
Court games	1.10 "	12,000
Tennis courts	0.57 "	10,000
Playfields	5.65 "	24,200
Landscaped buffer areas	2.26 "	19,700
Bleachers	3000 sq. ft.	7,500
Games backstops and posts (some existing)		900
Fencing - Playfields, courts, (relocate 1,200 lin. ft.)		1,200
Tennis courts (some relocated) 650 " "		2,700
Lighting - Tennis courts - 2		10,000
Landscaped court areas		4,800
Misc. minor equip. and devt.		7,100

Total in vicinity of Junior High School

150,100

Onsite parking	0.12 acres	1,600
Landscaped Court area	0.25 "	9,800
Playlot	0.17 "	3,000
Senior citizens area	0.14 "	2,500
Park and picnic areas	2.04 "	17,800
Nursery school area	0.18 "	3,100
Landscaped Buffer areas	0.29 "	2,500
Apparatus - Nursery School (some existing)		200
Playlot		500
Lighting - landscaped court area		1,200
Misc. minor equip. and devt.		2,100

Total in vicinity of Recreation building

44,300

Subtotal carried forward to page 7-6

\$1,974,800

Subtotal brought forward

\$1,974,800

CONSTRUCTION

Senior High School (see breakdown)	132,760 Sq. Ft.	2208,800
Junior High School (" ") new	46,380 "	751,700
Recreation Building	4,700 "	84,000
Nursery School	1,500 "	23,600
Swimming pool	42' x 75'	33,000
Onsite utilities		108,500

3,209,600

CONTINGENCY

General factor (of site preparation, development and construction) 5%

195,300

FEES

Architect, Landscape Architect, Engineers, testing, checking, inspection (earthwork, site development and construction) 10%

389,500

TOTAL

\$5,769,200

NORTH SIDE SENIOR HIGH SCHOOL

<u>FACILITY</u>	<u>APPROXIMATE AREA</u>	<u>STUDENT CAP'</u>	<u>COST</u>
<u>AUDITORIUM</u>			
Seating area	12,600 Sq.ft.	1800	
Stage	1,500 "	60 band class	
Drsg rms, storage	1,500 "		
	15,600		312,900
<u>CAFETERIA</u>			
Main room	9,500 sq.ft.	950	
Kitchen	2,500 "		
	12,000		227,300
<u>ADMINISTRATION</u>			
Offices, health center	3,000		
Teachs work rm, book rm, Stud.govt. tlts	3,000		
	6,000		91,300
Subtotals carried forward	33,600 sq.ft.		\$631,500

NORTH SIDE SENIOR HIGH SCHOOL- continued

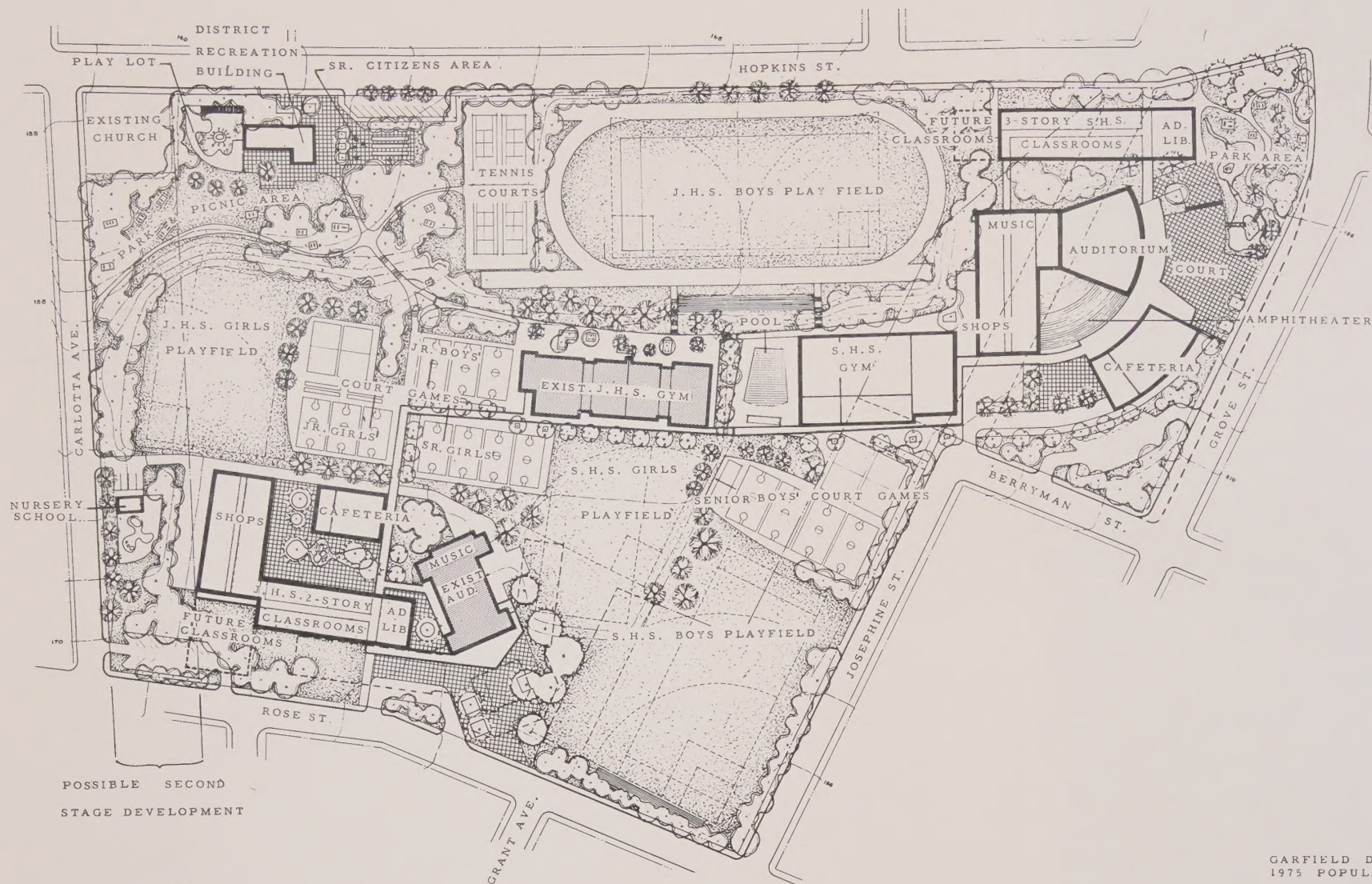
<u>Facility</u>	<u>Approximate Area</u>	<u>Student Cap'y</u>	<u>Cost</u>
Subtotals brought forward	33,600 sq.ft.		\$631,500
<u>LIBRARY</u>			
Reading room	4,500 sq. ft.	180	
Offices, conf, audio-visual work, storage	1,800 "		
	6,300		95,900
<u>CLASSROOMS</u>			
General 25	22,400	875	
Science 7	8,070	245	
Science storage	3,200		
Homemaking	1,410	25	
Arts and crafts 2	2,820	50	
Mech dwg, Photog, printg.	3,460	75	
	41,360		637,800
Music 2	4,000	120	60,900
Shops 4	5,630	80	
Shop Stor.	1,120		
	6,750		113,400
Corridors, stairs	9,220		
Mech. Jan, Genl. Storage	1,280		
Toilets	2,050		
	12,550		194,900
<u>GIRLS' GYMNASIUM</u>			
Main activity area	5,000		
Drsg rms, shwrs, lkrs, tlts	5,400	150	
Off. stor, exercise rms	1,200		
	11,600		197,800
<u>BOYS' GYMNASIUM</u>			
Main activity area	10,000		
Drsg rms, shwrs, lkrs, tlts	5,400	150	
Off, Stor, team rms.	1,200		
	16,600		276,600
	132,760	1830	\$2,208,800
	Sq. Ft.	Students in classes only	

NOTE: State Aid would allow approximately 135,000 sq. ft. for 1800 students.)

GARFIELD JUNIOR HIGH SCHOOL

<u>Facility</u>	<u>Approx. area</u>	<u>Student cap'y</u>	<u>Cost.</u>
<u>AUDITORIUM</u>			
Seating area	9,300 Sq.ft.	895	
Stage	1,950 "	50 band class	
Drsg rms. tlts.	1,950 "		
	13,200		existing
<u>CAFETERIA</u>			
Main room	4,500 "	450 lunch 640 meeting	
Kitchen	1,300 "		
	5,800		110,400
<u>ADMINISTRATION</u>			
Offices, Health center	3,200		48,700
<u>LIBRARY</u>			
Reading room	2,250 "	90	
Office, conf. work, stor.	1,250 "		
	3,500		53,300
<u>CLASSROOMS</u>			
Music, Mech. Aux. rms.	8,800	85	existing
General 10	8,960 "	350	
Science 4	4,600 "	140	
Science storage	1,800 "		
Homemaking	1,400 "	25	
Arts and crafts	1,400 "	25	
Mech dwg. printg.	2,300 "	50	
	20,460		322,300
Shops 4	5,630 "	80	
Shop storage	1,120 "		
	6,750		113,400
Corridors, stairs	4,900 "		
Mech, Jan, Genl Storage	680 "		
Toilets	1,090 "		
	6,670		103,600
<u>GYMNASIUM</u>			
Main activity room	8,000 "		
Girls' drsg rms, shwrs, lks, tlts.	6,150 "	75	
Boys' drsg rms, shwrs, lks, tlts.	5,300 " "	75	
Aux. rooms	3,750 "		
	23,200		existing
(Students in classes only)	91,580 Sq.ft.	955 pupils	\$751,700

(NOTE: State Aid would allow approximately 72,000 sq.ft. for 900 students)



SITE ORIENTATION MAP
1 500 1500

POSSIBLE SECOND
STAGE DEVELOPMENT



ULTIMATE DEVELOPMENT

0 50 100 150

DATA

GARFIELD DISTRICT
1975 POPULATION 20,400

ULTIMATE JR-SR. HIGH SCHOOL
1970 ENROLLMENT
JR. HIGH SCHOOL 900
SR. HIGH SCHOOL 1800
TOTAL 2700

EXISTING ACREAGE	19.00
ACREAGE RECOMMENDED IN BERKELEY PARK AND RECREATION PLAN	28.00
ACREAGE PROPOSED BY CONSULTANTS	30.07

JOINT CITY - SCHOOL SITE PLANNING STUDY FOR BERKELEY, CALIFORNIA

GARFIELD DISTRICT CENTER A

JUNIOR AND SENIOR HIGH SCHOOL

OSMUNDSON AND STALEY
CORLETT AND SPACKMAN
FRANCIS VIOLICH

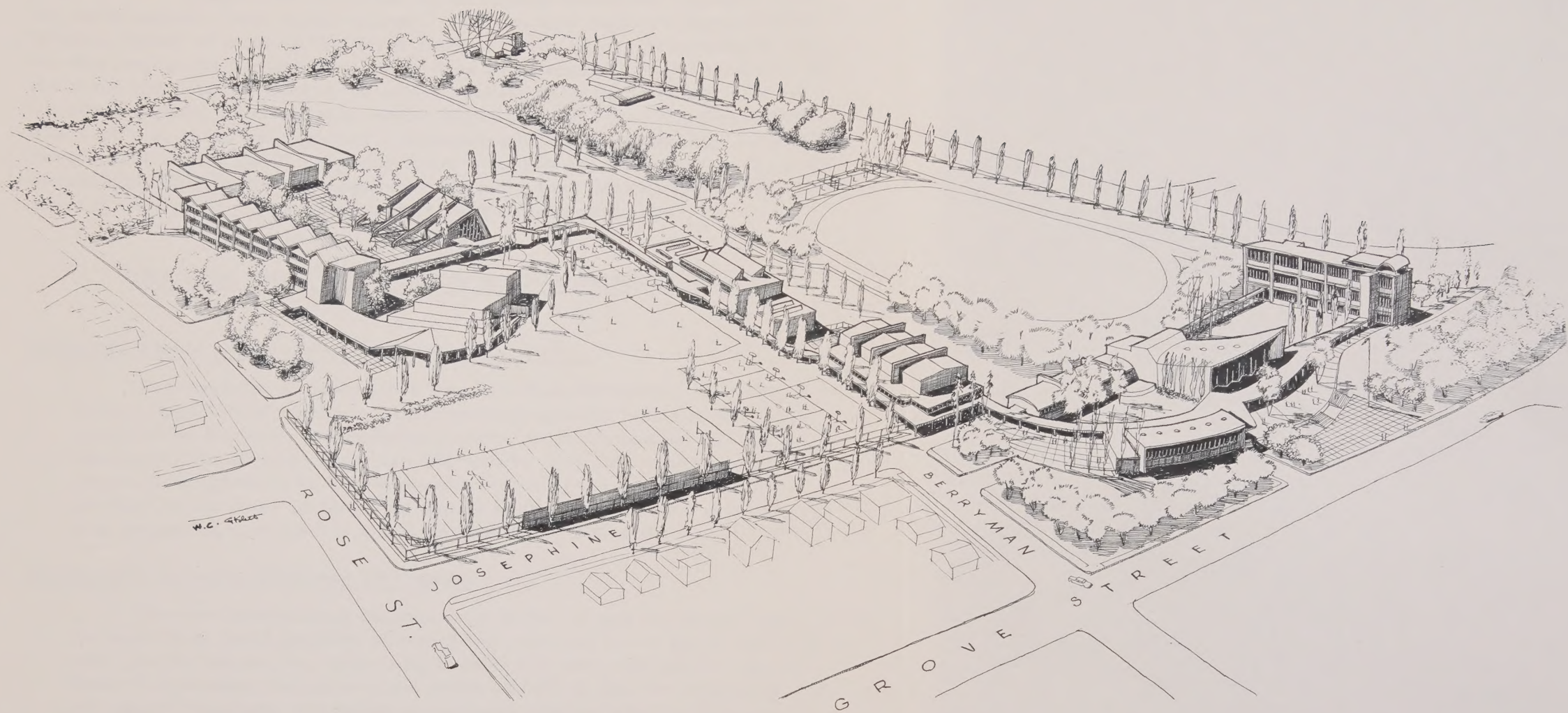
LANDSCAPE ARCHITECTS
ARCHITECTS
CITY PLANNER

KENNETH R. ANDERSON
JOHN SARDIS

RECREATION PLANNER
STRUCTURAL ENGINEER

APRIL 1958

PLATE NO. 7



P E R S P E C T I V E •

G A R F I E L D D I S T R I C T C E N T E R

JUNIOR AND SENIOR HIGH SCHOOL

8. CODORNICES DISTRICT CENTER (Junior High School)

Codornices Park and the Berryman Reservoir together form one of Berkeley's most scenic assets. The site is a superior sample of the original beauty of much of the North Berkeley area before development, and for this reason its conservation in the face of increased use is essential. At the same time land is needed for active recreation in the area and it is an excellent general location for a Junior High School to serve Northeast Berkeley. The problem, then, in preparing a demonstration study of the site, is to make certain that needed development intrudes to an absolute minimum on its present natural character. The proposed plan more than accomplishes this objective, since it adds grassy open fields and augments the scenic area.

THE SITE AND ITS RELATION TO SURROUNDING AREAS

Sufficient Usable Area to Meet Berkeley's Standards.

Development of Codornices site as a District Center including a Junior High School requires a total acreage greater than that normally required by Berkeley's standards in order to obtain usable land without destroying the present park-like character. For this reason, and because of the position of Euclid Avenue bisecting the site and the fixed position of the Rose Garden, the Junior High complex itself is a compact unit occupying a relatively small portion of the total site.

Topography Allowing Maximum Utilization.

The two intersecting canyons east of Euclid and the rugged topography between them limit location of structures and play areas there, but contribute greatly toward the combining of intensive use with natural scenery. Subsoil conditions and an unusual amount of filled land restrict buildings to limited locations, but do not necessitate special building design other than structural recognition of varying soil-bearing capacities. Proximity of the Hayward fault should be taken into account in building foundation design.

Most Favorable Effect on Surrounding Area.

The area surrounding Codornices Park is already greatly enhanced by a natural park of great beauty. The proposed plan will protect these values to the maximum in spite of considerably intensified use due to the school and play fields. In the vicinity of Euclid the surrounding area will benefit from placement of a well-designed school group in a landscaped setting, extending the present "park" area to Eunice Street.

Utilization of Underdeveloped Land.

The most logical area to be utilized for expansion of the present site for additional play space is the reservoir area itself. This facility, in need of replacement is proposed for use as a major playfield.^{1/} Other use of relatively marginal land includes the odd-shaped ends of long lots along the east boundary of the park. Including these in the park makes it possible to have through circulation along contours, thereby making fuller use of the steeper and more natural portions of the site.

Minimum Removal of Better Quality Development.

On this site a very limited amount of residential land must be taken. This includes five older dwellings and a vacant parcel along Eunice Street.

Minimum Land Acquisition and Preparation Costs.

For the reasons given above, acquisition costs are kept to a minimum, and the site will require no major grading other than that needed for building construction. Two essential costs will include the new tunnel under Euclid Avenue and structural additions to the new reservoir roof to support the turfed playfield.

Maximum Accessibility.

Existing pedestrian access from the east is improved by a more direct and safer route into the park from Tamalpais Path, which should be realigned for greater safety and to harmonize with the natural landscape. Access is further improved by providing an entry point at Codornices Creek on the south portion of Tamalpais Road. A third access route is provided on Glen Avenue below the proposed school. Vehicular access is provided from north and south by Euclid, from the west by Eunice which provides service access to the Junior High.

Allowance for Future Expansion:-

Topography restricts possibilities for further expansion in so far as areas for active recreation are concerned. Additional uses related to the school could be placed on residential property at Eunice and Glen. For pas-

^{1/} EBMUD engineering studies preclude construction of a tank due to varying sub-surface conditions. Therefore plans call for refurbishing the present reservoir and covering it with a flat concrete roof. Normally a 20 lb. capacity roof would be needed, but a heavier capacity roof could be built provided the difference in cost be paid by the city. Should the reservoir be abandoned entirely, the area would be filled for the field.

sive recreation and hiking trails, the northeast canyon area could be acquired which would provide a pedestrian link in the system proposed in the Berkeley Master Plan. An additional segment might in the future link Codornices Park with Live Oak Park via the stream bed below Glen and leading to Berryman Path.

SITE DESIGN AND DEVELOPMENT

Integration of Recreation and School Use Areas.

Location of the gymnasium, play fields, pool and recreation building east of Euclid afford ideal joint use of these recreation facilities.

The Maximum Public Use of the Site.

The unusual setting of the Codornices site makes it imperative that it be planned for maximum public use. Therefore, those elements to be used by the public are placed in such a way that institutional character will be minimized, and independent access in a "park-like" setting maximized. Thus, the recreation building can be reached without contact with the school functions; the pool is located within easy access of the school, yet in a setting attractive for general public use during weekends and summer months. This concept will make Codornices District Center development an outstanding and unique feature for Berkeley.

Functional Relationship of Facilities.

From a functional point of view, facilities are grouped in three major areas or belts; the school complex west of Euclid; the active recreation, or organized sports areas immediately east of Euclid; and the more passible recreation areas along the steeper wooded portion in a natural setting to the east. The new, enlarged pedestrian underpass at Euclid safely united what is otherwise a divided site. The compact school building arrangement around a central activity court provides efficient circulation between teaching stations. Two playlots are proposed, one above the recreation building for the areas above and accessible from Tamalpais Path, and the other below the school serving the neighborhood to the west and accessible from Glen Avenue.

Site Design and Landscape Character.

The above-mentioned general distribution of uses retains a maximum amount of the existing character of the site. No major groups of trees are to be removed and limited grading will protect natural topography; grading of the free play area and playlot above the recreation building, can be done in keeping with natural land forms. The school buildings have been sited to retain an unobstructed view from Euclid looking west; an informal, non-institutional architectural treatment of the buildings is proposed.

Favorable Orientation of Individual Units.

No particular problems of orientation were found on this site other than the need to avoid areas of undue shade in order to maximize year-round use. For this reason the pool is located on the bluff now occupied by the present recreation building, and picnic areas are also located on higher ground than at present.

Utilization of Existing Structures and Facilities.

Since the existing recreation building is condemned, the site on which it stands is utilized for the uses described above. The Rose Garden remains undisturbed except for the addition of a small amphitheater adjacent to the Music Building. The tennis courts are replaced on the recreation field.

Workable Stage Development.

First Stage: Preparation of the reservoir for the play field ^{1/} and construction of a small field house; the new recreation building, pool and other related site improvements.

Second Stage: Acquisition of land on Eunice Street and up the two canyons of Codornices Creek, the construction of underpass, gymnasium, and basic school buildings. In this way a first stage would provide a needed recreation facility complete in itself, all lying east of Euclid, even though construction of the school were to be delayed.

^{1/} The consultants recommend that the city and/or school district continue discussion of joint action toward multiple use of the new reservoir roof in order to reach final agreement at an early date. The success of both recreation and school programs hinge on this development.

LAND ACQUISITION AND DEVELOPMENT COST ESTIMATES

ACREAGE

Existing Codornices Park	8.18 Acres)	Presently
Existing West Playground	2.48 ")	Leased from
Existing Rose Garden	1.10)	E. B. M. U. D.
To be acquired	4.19	
Roof of Berryman Reservoir to be utilized	6.16	
	22.11	
Rose Garden (a city-wide facility)	-1.10	
	21.01 Acres	

COST ESTIMATE

LAND ACQUISITION

7 parcels and 3 sections of open land (7 dwelling units) 4.19 ac.	\$166,000
No cost is stated for land under ownership of the East Bay Municipal Utility District for reasons given in the basis for cost estimates.	

SITE PREPARATION

Demolition		
Private Development 5 Res'l Struct's	6,000	
Recreation Building and Caretaker's Residence 10,000 S. F.	3,500	
Utilities Reroute 300 L. F. 6" San. Swr.	4,200	
Reroute 300 L. F. 36" Storm Swr.	4,200	
	17,900	
Earthwork		
Grading 90,000 Cu. Yd.		315,000

SITE DEVELOPMENT

Service Roads, onsite parking	1.25 Ac.	16,400	
Paths	0.50 "	6,600	
Landscaped Courts	0.54 "	21,200	
Playground, Court Games	0.79 "	8,700	
Tennis Courts	0.77 "	13,400	
Pool Area	0.08 "	1,100	
Deck Area	0.10 "	26,200	
Playfield	3.58 "	15,600	
Free Play Area	0.52 "	2,300	
Picnic Terraces	0.50 "	4,400	
Playlots 2	0.25 "	4,400	
Subtotals carried forward		120,300	498,900

Subtotals brought forward

120,300

498,900

SITE DEVELOPMENT (cont'd)

Park and Picnic Areas	3.10 Ac.	27,000
Landscaped Buffer Areas	2.30 "	20,000
Amphitheater	3500 Sq. Ft.	7,000
Bleachers	1500 Sq. Ft.	3,800
Apparatus Playlots 2		1,000
Games Backstops and Posts (some existing)		4,700
Fencing playfields, pool and courts	1500 Lin. Ft.	4,500
Tennis (some relocated)	1150 Lin. Ft.	4,400
Lighting Baseball		13,000
Pool		10,500
Tennis Courts 3 courts		12,000
Landscaped courts		2,700
Misc. Minor Equip. and Devt.		11,500

242,400

CONSTRUCTION

Junior High School (see breakdown)	76,450 Sq. Ft.	1,272,700
Recreation Building	8,000 Sq. Ft.	143,000
Playlot Shelters 2	600 Sq. Ft.	6,000
Swimming Pool	42' x 75'	33,000
Field House	300 Sq. Ft.	3,000
Onsite Utilities		51,000

1,508,700

CONTINGENCIES

Unusual subsurface conditions (construction) 5%	75,400
general factor (of site preparation, development and construction) 5%	108,000

FEES

Architect, landscape architect, engineers, testing, checking, inspection (earthwork, site development and construction) 10%

224,900

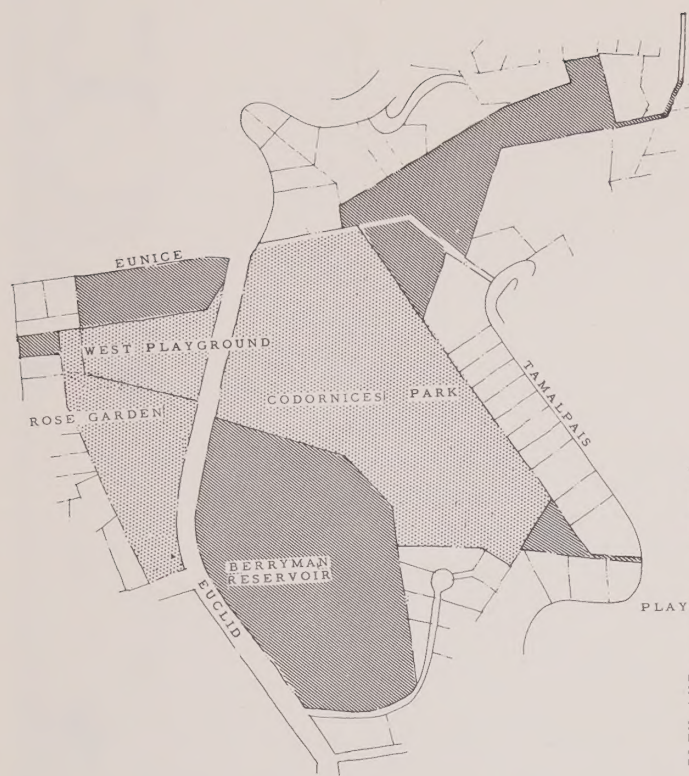
TOTAL

\$2,658,300
(not including all land acquisition)

CODORNICES JUNIOR HIGH SCHOOL - continued

<u>Facility</u>	<u>Approximate Area</u>	<u>Student Cap'y</u>	<u>Cost</u>
<u>CAFETORIUM</u>			
Main Room	7,000	950 assembly	
Stage	1,500	650 lunch	
Dressing Rooms	1,500		
Kitchen	1,800		
	11,800		214,800
<u>ADMINISTRATION</u>			
Offices, Health Center	3,200		48,700
<u>LIBRARY</u>			
Reading Room	2,250	90	
Office, Conf, Work, Stor.	1,250		
	3,500		53,300
<u>CLASSROOMS</u>			
General ll	9,850	385	
Science	4,600	140	
Science Storage	1,800		
Homemaking	1,400	25	
Arts and Crafts	1,400	25	
Mech Dwg, Pringing	2,300	50	
	19,550		335,000
Music 2	4,800	120	73,100
Shops 4	5,630	80	
Shop Storage	1,120		
	6,750		113,400
Corridors, Stairs	5,600		
Mech, Jan, Genl Stor	800		
Toilets	1,250		
	7,650		118,800
<u>GYMNASIUM</u>			
Main Activity Room			
Girls	5,000		
Boys	7,000		
Girls Drsg rms, shwrs, lockers, toilets	2,600	75	
Off, exercise rm	1,000		
Boys Drsg rms, shwrs, lockers, toilets	2,600	75	
Off, team rms, storage	1,000		
	19,200		315,600
(Students in classes only)	76,450 sq.ft.	925	\$1,272,700

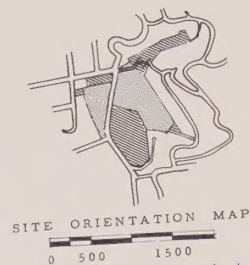
Note: State Aid would allow approximately 72,000 sq.ft. for 900 students.)



PROPERTY ACQUISITION

DAT

CODORNICES DISTRICT	
1975 POPULATION	18,100
ULTIMATE JR. HIGH SCHOOL	
1970 ENROLLMENT	900
EXISTING ACREAGE LEASED FROM EDMUD	
CODORNICES PARK	8.18
PLAYGROUND WEST OF EUCLID AVE.	1.10
ROSE GARDEN	2.48
TOTAL ACREAGE	11.76
ACREAGE RECOMMENDED IN BERKELEY PARK AND RECREATION PLAN	
	18.85
ACREAGE PROPOSED BY CONSULTANTS	
	21.01



ULTIMATE DEVELOPMENT

JOINT CITY - SCHOOL SITE PLANNING STUDY FOR BERKELEY, CALIFORNIA

CODORNICES DISTRICT CENTER

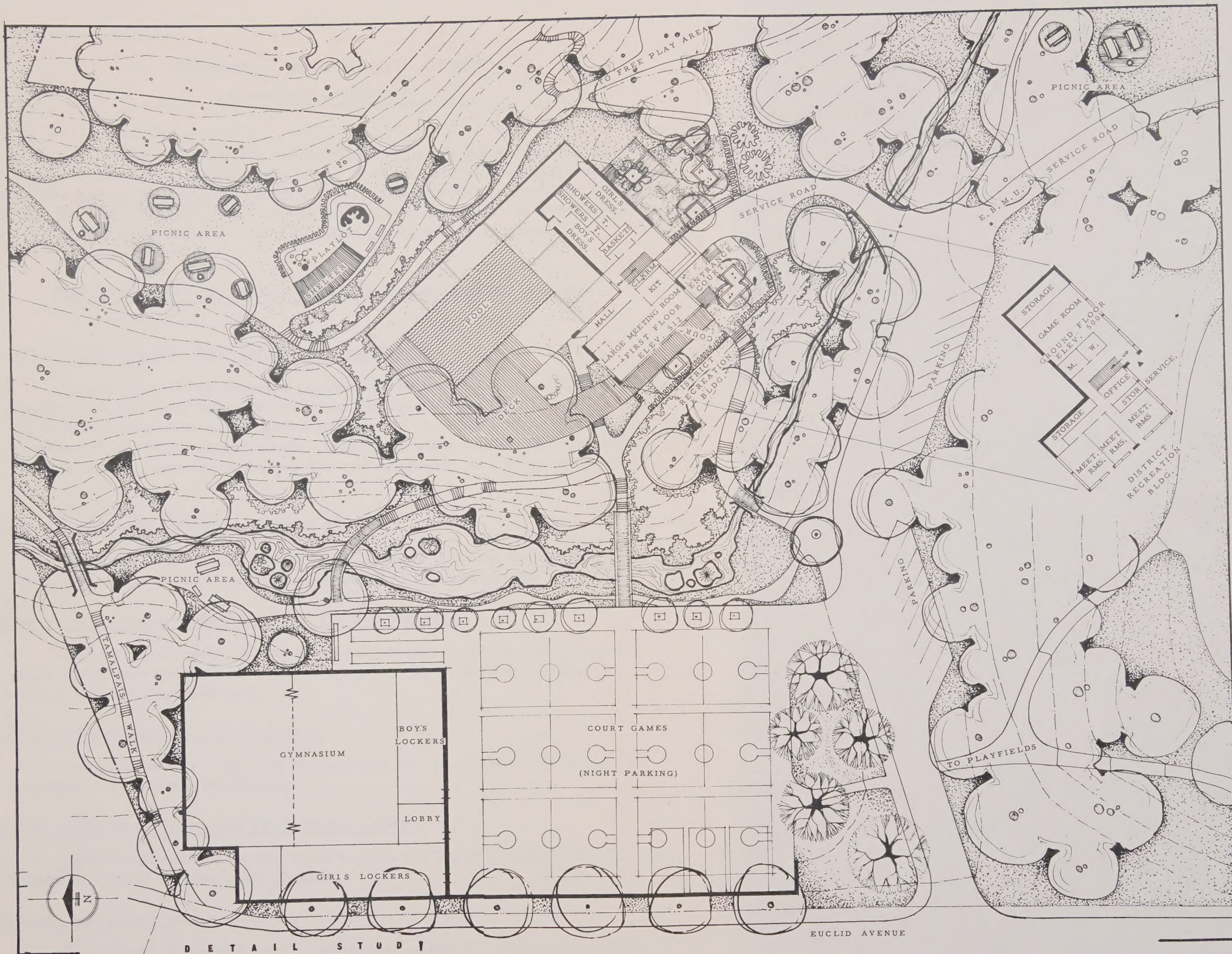
OSMUNDSON AND STALEY
CORLETT AND SPACKMAN
FRANCIS VIOLICH

LANDSCAPE ARCHITECTS
ARCHITECTS
CITY PLANNER

KENNETH R. ANDERSON
JOHN SARDIS

RECREATION PLANNER
STRUCTURAL ENGINEER

APRIL 1958 PLATE NO.



DETAIL STUDY
C O D O R N I C E S D I S T R I C T C E N T E R

9. EMERSON NEIGHBORHOOD CENTER

(Elementary School)

This sites presents the problem of providing adequate space for a neighborhood center in a pleasant area of predominately large and well maintained older homes having considerable landcape quality and to protect the environment they create. The need here is for both school and recreation facilities because of the outmoded structure and insufficient outdoor play area.

THE SITE AND ITS RELATION TO SURROUNDING AREAS.

Sufficient Usable Area to Meet Berkeley's Standards.

Acquisition of the acreage recommended for this site in the Long Range Park and Recreation Plan is not considered justifiable in view of the abrupt topography on the east, substantial development on the west and circulation on the north and south. However, a workable plan has been developed that generally satisfies the requirements on a slightly smaller site.

Topography Allowing Maximum Utilization.

The land to be acquired has been selected to allow the most nearly level play areas, since use by small children is a major consideration.

Utilization of Underdeveloped Land and Excess Streets.

Use has been made of the dead-end portion of Garber Street and a short block of Piedmont in order to minimize the taking of residences and to provide a unified site.

Removal of Better Quality Development.

Acquisition has been centered around the least expensive property, avoiding more costly structures.

Minimum Land Acquisition and Preparation Costs.

Land acquisition cost has been kept to the least possible and topography has been chosen to minimize grading.

Maximum Accessibility.

Expansion of the site across Piedmont and to Stuart provides maximum safe pedestrian accessibility to the site by means of radiating residential streets and walks.

Improvement of Traffic Circulation.

The closing of Piedmont will route through traffic onto Claremont Boulevard and College Avenue, both of which are designated for the purpose in the Master Plan, thereby making the site safer and more usable. Local traffic will similarly be encouraged to use Forest or Stuart and will be minimized on the new Piedmont-Garber loop adjacent to the school. Homes above the school on Garber will be served by the new cul-de-sac off Forest.

Allowance for Future Site Expansion.

If additional land is needed, the site plan permits expansion in the block between Garber and Stuart Streets.

SITE DESIGN AND DEVELOPMENT

Integration of Recreation and School Use Areas.

The multi-use building of the school will serve neighborhood recreation needs during non-school hours and is centrally located for use as a playfield control point. The play areas that serve separate school age groups can be combined for other uses, with the playlot functioning undisturbed at all times.

Maximum Public Use.

The visibility and accessibility of this small site favors neighborhood use and the playlot and multi-use building are located conveniently adjacent to the streets.

Functional Relationship of Facilities.

This site presents a relatively simple problem in arranging facilities as ease of access and servicing can be had from all directions and requirements are not complex.

Comprehensive Site Design.

Design of the site is in accordance with the objective of protecting existing residential character by creating maximum informal open space and a school structure of height similar to surrounding residences and sufficiently removed from them.

Maximum Landscape Character.

The existence of many trees on the adjacent hill property provides a beautiful backdrop for the school; the arrangement of paved and turfed areas, together with buffer planting and street trees, will create a landscape effect

appropriate to the character of the neighborhood.

Favorable Orientation of Individual Units.

The buildings and play areas have been oriented to give best classroom lighting, sunny outdoor spaces, and to shield adjacent property from play area disturbances.

Workable Stage Development.

First Stage: Acquisition and development for expansion of the existing play area; construction of the new cul-de-sac; and installation of the playlot.

Second Stage: Acquisition to allow construction of the new classroom building and the kindergarten play area; subsequent demolition of the old building; and redevelopment of the playground.

Final Stage: Complete site expansion and play areas; and provide the multi-use building and court.

LAND ACQUISITION AND DEVELOPMENT COST ESTIMATES

<u>ACREAGE</u>	Existing school site	1.31 Ac.	
	To be acquired	2.27 "	
	Street r/w to be utilized	0.68 "	4.26 Acres
	New cul-de-sac (less)		- 0.28 "
			<u>3.98 acres</u>

COST ESTIMATE

LAND ACQUISITION

22 parcels (33 dwlg. units)	2.27 acres	\$475,000
-----------------------------	------------	-----------

SITE PREPARATION

Demolition

Private development - 25 res'l structures	31,200
---	--------

School structure	32,400 sq.ft.	11,300
------------------	---------------	--------

Streets	0.68 Ac.	4,400
---------	----------	-------

Other paving	0.69 "	4,500
--------------	--------	-------

Utilities - remove 2 power poles	400
----------------------------------	-----

51,800

Earthwork - Grading	3,700 cu.ft.	8,300
---------------------	--------------	-------

Subtotal carried forward to page 9-4

\$535,100

Subtotal brought forward

\$535,100

SITE DEVELOPMENT

Service drive, public path	0.07 acre	900
Landscaped courts	0.14 "	5,500
Playground, court games	1.00 "	10,900
Playfield, grass areas	1.50 "	6,500
Playlot	0.23 "	4,000
Landscaped buffer areas	0.70 "	6,100
Apparatus - Kindergarten (some exist)		200
Primary grades (" ")		300
Upper Grades " "		100
Playlot		500
Games backstops and posts		900
Fencing - Playfield and courts 2100 lin. ft.		6,300
Lighting - Landscaped courts		700
Misc. minor equip. and devt.		1,800

44,700

CONSTRUCTION

Elementary School (see breakdown)	22,040 sq.ft.	319,600
Playlot shelter and toilets	5,000 "	5,000
Onsite Utilities		11,400

336,000

CONTINGENCY

General factor of site preparation, development
and construction - 5%

22,000

FEES

Architect, Landscape Architect, Engineers, testing
checking, inspection earth work, site develop-
ment and construction - 10%

40,800

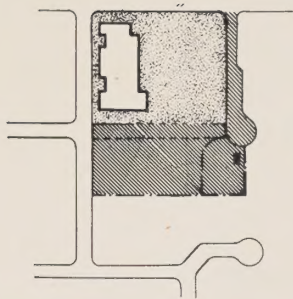
TOTAL

\$978,600

EMERSON ELEMENTARY SCHOOL - For 393 Pupils by 1970

Facility	Approx. Area	Pupil Cap'y.	Cost
Administration - Office, nurse, stor.	1,250 sq.ft.		
Classrooms - General 12	11,520	360	
Kindergarten 1	1,340	40 - 80	
Corridors, stairs	2,480		
Mech, Jan.	240		
Toilets	600		
	17,430		\$255,600
Multi-Use Building - Main room	3,200	320 lunch	
Kitchen	960	410 meeting	
	4,160		59,300
Covered walks (@ 1/2 area)	450		4,700
	22,040 Sq.ft.	400-440 Pupils	\$319,600

(NOTE: State Aid would allow 22,000 sq.ft. for 400 children)

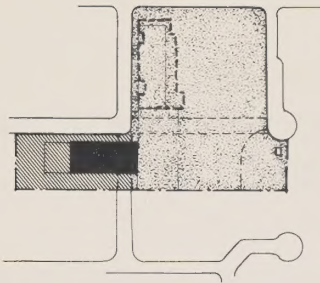


FACILITIES IN STAGE ONE

EXISTING SCHOOL BUILDING
ELEMENTARY PLAY AREA
PLAY LOT

EXISTING ACREAGE	1.31
ACQUIRE ACREAGE	1.15
	2.46
NEW STREET	-.28
TOTAL	2.18

CLOSE OFF GARBER ST.

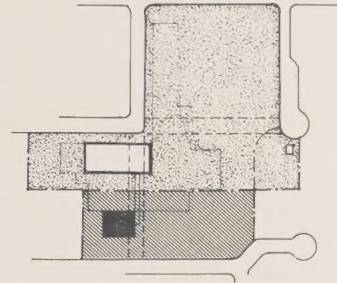


FACILITIES ADDED IN STAGE TWO

KINDERGARTEN PLAY AREA
GAME COURT
BASKET BALL COURTS
UPPER GRADES PLAY AREA
NEW CLASS ROOM BUILDING

ACREAGE IN STAGE ONE	2.18
ACQUIRE ACREAGE	0.69
TOTAL	2.87

CLOSE OFF PIEDMONT AVE.
REMOVE OLD SCHOOL BUILDING

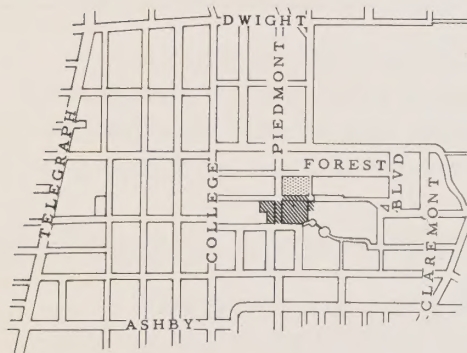
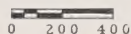


FACILITIES ADDED IN STAGE THREE

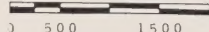
MULTI-PURPOSE BUILDING
INSTRUCTION COURT
PRIMARY PLAY AREA

ACREAGE IN STAGE TWO	2.87
ACQUIRE ACREAGE	1.11
TOTAL	3.98

STAGE DEVELOPMENT



SITE ORIENTATION MAP

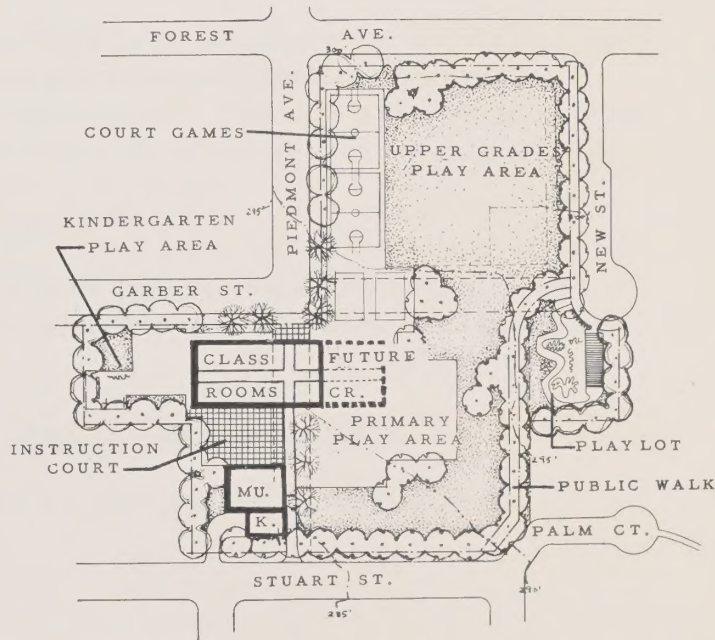


DATA

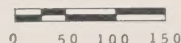
NEIGHBORHOOD NO. 22
1975 POPULATION 6,700

ULTIMATE K-6 ELEMENTARY SCHOOL
1970 ENROLLMENT 393

EXISTING ACREAGE	1.31
ACREAGE RECOMMENDED IN BERKELEY PARK AND RECREATION PLAN	4.47
ACREAGE PROPOSED BY CONSULTANTS	3.98



ULTIMATE DEVELOPMENT



JOINT CITY - SCHOOL SITE PLANNING STUDY FOR BERKELEY CALIFORNIA

EMERSON NEIGHBORHOOD CENTER

OSMUNDSON AND STALEY
CORLETT AND SPACKMAN
FRANCIS VIOLICH

LANDSCAPE ARCHITECTS
ARCHITECTS
CITY PLANNER

KENNETH R. ANDERSON
JOHN SARDIS

RECREATION PLANNER
STRUCTURAL ENGINEER

APRIL 1958

PLATE NO. 9

10. LINCOLN NEIGHBORHOOD CENTER (Elementary School)

The principal requirements for this site are to expand the existing inadequate playgrounds and create a focal point for neighborhood activities. The site is level, contains a substantial school structure and is located at the edge of the neighborhood service area. The surrounding development is composed principally of older two-story houses in good condition and on lots of adequate size. While the neighborhood is generally pleasant, it is in need of landscaping and open space, and the proposed addition of park and recreation facilities will benefit the area.

THE SITE AND ITS RELATION TO SURROUNDING AREAS

Sufficient Usable Area to Meet Berkeley's Standards.

Area provided in this study plan has been calculated according to the standards of the Long Range Park and Recreation Plan for the projected school enrollment and neighborhood population. The acreage recommended for this site in that report is too small and does not reflect the standards.

Most Favorable Effect on Surrounding Area.

The proposed park character of this scheme will contribute to upgrading the surrounding area and will improve the character of adjacent Ashby Avenue.

Maximum Utilization of Underdeveloped Land and Excess Streets.

A block of the Ellis Street right-of-way has been utilized in this study plan.

Removal of Better Quality Development.

As there is no great difference in the quality or extent of development on either side of the school, this consideration is not a factor.

Minimum Land Acquisition and Preparation Costs.

The use of street area and demolition of lower-priced development has minimized the site cost.

Maximum Accessibility.

Although the site is located at Ashby Avenue, the north boundary of the neighborhood it is to serve, it is easily accessible to pedestrians by

means of streets leading into it from the other three directions.

Improvement of Traffic Circulation.

Closing of Ellis Street will reduce traffic in the sections to both north and south, facilitating their use for residential purposes. The closing of Ellis will also be beneficial in eliminating one crossing on heavily traveled Ashby Avenue.

Allowance for Future Site Expansion.

Any required future expansion would probably require replacement of the existing school in which case the best acquisition choice would be the small block lying south between Woolsey and Prince, King and Ellis. The new school structure could then be located on this block and nearer to the center of its service area, and the area occupied by the present school could be added to the joint-use playground.

SITE DESIGN AND DEVELOPMENT

Integration of Recreation and School Use Areas.

Play areas are located north of both the recreation building and the existing school and may readily be controlled from each.

Maximum Public Use.

Maximum use by residents in the neighborhood is assured by orientation of both the existing school auditorium and the new recreation building toward the area they are to serve and by providing easy access to them from the street.

Functional Relationship of Facilities.

Efficient use of the entire site in relation to an existing structure has been the principal consideration in the arrangement of facilities. For that reason, the distance from the school to the upper grades playfield is somewhat greater than desirable, but is outweighed by the otherwise generally successful solution.

Comprehensive Site Design.

Development of the site is hampered by the unwieldy bulk of the existing school and its inflexibility in adapting to outdoor activities. A sense of unity is achieved in the study plan by ringing the site with trees and park area; this could be furthered in the future with more sensitive design and placement of a new school building.

Maximum Landscape Character.

This site is a barren one very much in need of the informal and open character indicated in the study plan through use of flowing tree masses and loosely integrated play spaces.

Favorable Orientation of Individual Units.

Orientation considerations on this site are limited to the effect of sun and noise factors in locating the playfields, senior citizens area and playlot.

Utilization of Adequate Existing Structures and Facilities.

The existing school is structurally adequate which therefore requires its inclusion in this study, but future development should provide a new and educationally adequate building.

Workable Stage Development.

First Stage: Acquisition of the remainder of the existing school block and extension of the presently inadequate play space. The recreation building and its facilities is left to the

Second Stage because of the proximity of existing development at Grove. Final acquisition and installation will complete the playfields.

LAND ACQUISITION AND DEVELOPMENT COST ESTIMATES

<u>ACREAGE</u> - Existing School site		2.56	
To be acquired		4.18	
Street r/w to be utilized		0.85	
			7.59 Acres
<u>COST ESTIMATE</u>			
<u>LAND ACQUISITION</u>			
40 Parcels (60 dwlg. units)	4.18 acres		\$471,500
<u>SITE PREPARATION - Demolition</u>			
Private development - 44 res'l struct's		52,800	
Temporary school buildings		7,200	
Streets	0.85 Ac.	5,600	
Utilities - remove 5 power poles		1,000	
			66,600
Earthwork - Grading	500 cu.ft.		1,100
Subtotal carried forward to page 10-4			\$539,200

\$539,200

Playground, court games (2/3 existing)	2.17 Acres	15,600
Playfield	1.28 "	5,600
Playlot	0.19 "	3,400
Senior citizens	0.15 "	2,600
General recreation area	0.18 "	3,100
Free play area	0.14 "	1,500
Park and picnic area	0.63 "	5,500
Landscaped buffer areas	2.22 "	19,400
Apparatus		
Upper grades		300
Playlot		500
Kindergarten		300
Primary grades		600
Games backstops and posts		1,600
Fencing -		
Playfields and courts - relocate 500'		500
- new 600'		1,800
Lighting - Landscaped court areas		900
Misc. minor equip. and devt.		3,200

66,400

Recreation building	3700 sq. ft.	66,000
Playlot shelter	500 "	2,500
Onsite Utilities		2,400

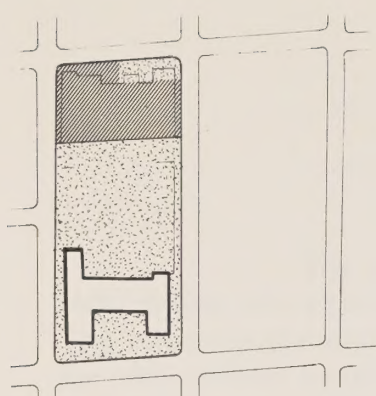
70,900

General factor (of site preparation, development and construction) 5%	10,300
--	--------

Architect, Landscape Architect, Engineers, testing checking, inspection (earthwork, site develop- ment and construction) 10%	14,500
--	--------

TOTAL

\$701,300



FACILITIES IN STAGE ONE

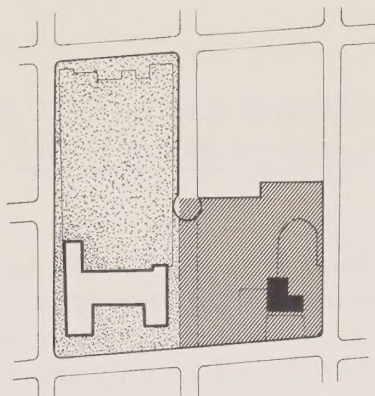
EXISTING SCHOOL BUILDING
EXISTING PLAYGROUND
EXPAND PLAYGROUND AREA

EXISTING ACREAGE 2.56
ACQUIRE ACREAGE .83

TOTAL 3.39

STAGE DEVELOPMENT

0 100 200



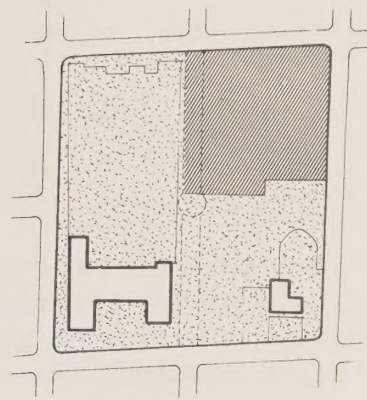
FACILITIES ADDED IN STAGE TWO

PARK & PICNIC AREA
FREE PLAY AREA
PLAYLOT
SENIOR CITIZENS
RECREATION BUILDING

ACREAGE IN STAGE ONE 3.39
ACQUIRE ACREAGE 2.20

TOTAL 5.59

CLOSE OFF PART OF ELLIS ST.



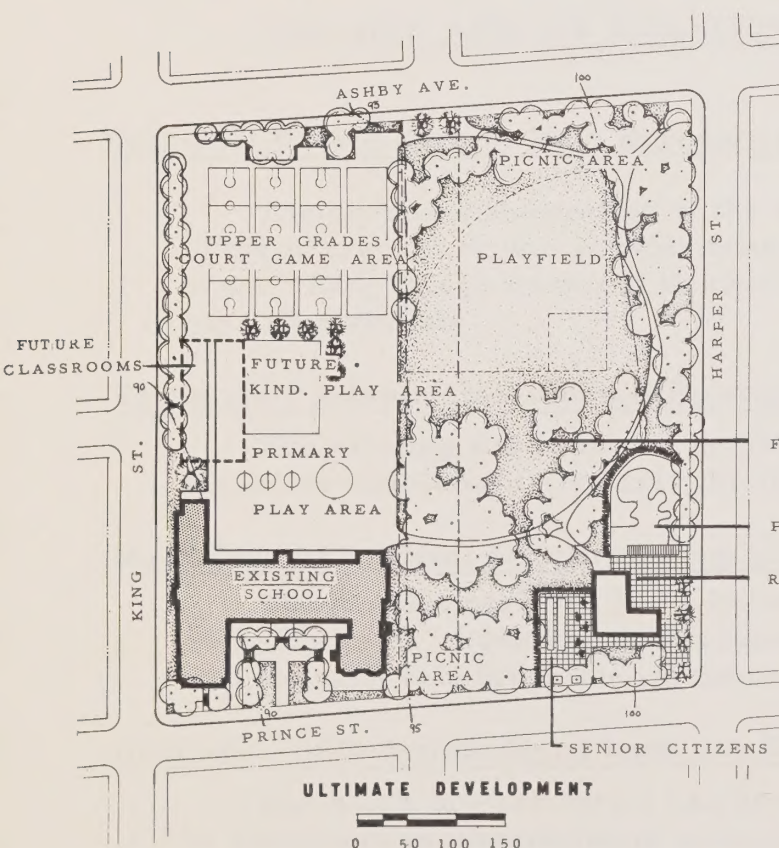
FACILITIES ADDED IN STAGE THREE

PLAYFIELD
PARK AND PICNIC AREA

ACREAGE IN STAGE TWO 5.59
ACQUIRE ACREAGE 2.00

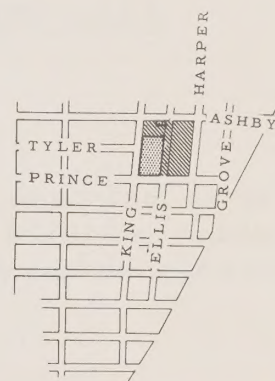
TOTAL 7.59

CLOSE OFF REMAINING PORTION
OF ELLIS STREET.



ULTIMATE DEVELOPMENT

0 50 100 150



SITE ORIENTATION MAP

0 500 1500

DATA

NEIGHBORHOOD NO. 25
1975 POPULATION 4,900

ULTIMATE K-6 ELEMENTARY SCHOOL
1970 ENROLLMENT 705

EXISTING ACREAGE 2.56
ACREAGE RECOMMENDED IN BERKELEY
PARK AND RECREATION PLAN 5.42
ACREAGE PROPOSED BY CONSULTANTS 7.59

JOINT CITY - SCHOOL SITE PLANNING STUDY FOR BERKELEY, CALIFORNIA

LINCOLN NEIGHBORHOOD CENTER

OSMUNDSON AND STALEY
CORLETT AND SPACKMAN
FRANCIS VIOLICH

LANDSCAPE ARCHITECTS
ARCHITECTS
CITY PLANNER

KENNETH R. ANDERSON
JOHN SARDIS

RECREATION PLANNER
STRUCTURAL ENGINEER

APRIL 1958

PLATE NO. 10

11. SAN PABLO NEIGHBORHOOD CENTER (Kindergarten-Primary School)

The purpose of this study was to determine the feasibility of integrating the present playground with a proposed elementary school site. The consultants recognize the desirability of maintaining the full existing area for recreation purposes since this is one of the few areas in Berkeley which approaches State Standards for neighborhood recreation facilities.

It is recommended that the proposed school buildings be built on adjacent land so that the advantages of joint use of recreation and school facilities can be conveniently realized. This solution presents a substantial net gain of recreation facilities.

THE SITE AND ITS RELATION TO SURROUNDING AREA

Sufficient Usable Area to Meet Berkeley's Standards.

The proposed acquisition of the small block at the south-east corner of the present park will provide adequate level area to fulfill the standards of the "Long Range Park and Recreation Plan", without removing the existing ball diamonds.

Topography Allowing Maximum Utilization.

The existing and proposed neighborhood center area is flat and therefore usable in its entirety for joint school-recreation purposes.

Most Favorable Effect on Surrounding Area.

The present park has had a beneficial effect on the quality of the surrounding area. Addition of the proposed school with its joint use facilities will augment this favorable influence.

Utilization of Underdeveloped Land and Excess Streets.

One block of Park Street has been absorbed within the site in order to contribute to integration of school-recreation activities, thereby adding publicly owned land to the site.

Minimum Removal of Better Quality Development.

Expansion eastward was considered preferable in order to avoid acquisition of the Church on the block to the west across Mabel Street.

Minimum Land Acquisition and Preparation Costs.

Recommended expansion was not materially affected by this factor.

Maximum Accessibility.

The school faces Russell, a wide but secondary street. Access from all directions is particularly safe and convenient, since the site is well-located away from major thoroughfares.

Improvement of Traffic Circulation.

Closing of the single block of Park Street, eliminates a hazardous intersection at Russell and reduces through traffic around the site.

Allowance for Future Site Expansion.

No further expansion is anticipated beyond that shown in the ultimate development plan since standards are well-met.

SITE DESIGN AND DEVELOPMENT

Integration of Recreation and School Use Areas.

School buildings and play areas have been placed so that they are relatively isolated from adult recreation activities during school hours. However, kindergarten play area, court games, fields, and multi-use building are located to favor joint use as neighborhood recreation facilities after school hours.

Maximum Public Use of the Site.

School and recreation buildings are placed conveniently close to streets and parking and so designed to invite maximum use by the general public.

Functional Relationship of Facilities.

The recreation building is located to control all outdoor recreation activity and to facilitate replacing the old building without loss of use during construction. School buildings are arranged to form outdoor areas for different age levels.

Comprehensive Site Design and Maximum Landscape Character.

The principle of the "School in a Park" is perfectly exemplified in this design for a neighborhood center; the school and recreation areas complement each other in function and placement, the existing planting and lawns are enlarged to integrate the school grounds into the green open space, which is entirely surrounded by homes.

Favorable Orientation of Individual Units.

Recreation and school buildings are placed to separate noisy activities during school hours, and buildings are used for wind protection of outdoor areas.

Utilization of Existing Structures and Facilities.

Existing paved courts and playfields are retained with exception of the tennis courts which are moved. No existing buildings are adequate for long-range use and should be replaced. The site has been enlarged with as little disturbance to existing facilities as possible.

Workable Stage Development.

Stage development is a highly important factor in this center.

First Stage: The new recreation building and adjacent facilities would be built without land acquisition or interference with the normal recreation program.

Second Stage: Close one block of Park Street, acquire the row of houses facing Park and build the K-P School.

Third Stage: If a K-6 School 1/ becomes necessary for this neighborhood, the remainder of the block can be acquired, the school can be expanded, a multi-use building and kindergarten added, and the primary and kindergarten outdoor play areas be relocated on this new land to the east.

1 / An important factor in the location of a K-P or a K-6 School at this site is the current overcrowding at the Longfellow School (867 pupils) and the Lincoln School (738 pupils). Both of these schools draw pupils from beyond a desirable service radius. A K-P or a K-6 School adjacent to San Pablo Park would both relieve overcrowding and provide a better located school facility.

LAND ACQUISITION AND DEVELOPMENT COST ESTIMATES

<u>ACREAGE</u>	Existing San Pablo Park	11.70 acres	
	To be acquired	1.74 "	
	Street r/w to be utilized	0.85	
			14.29 acres.

COST ESTIMATE

LAND ACQUISITION

22 parcels	(24 dwlg. units)	1.74 acres	\$287,000
Subtotal carried forward to page 11-4			\$287,000

Subtotal brought forward

\$287,000

SITE PREPARATION

Demolition - Private development	23 res'l struct's.	27,600
Recreation building	5400 sq.ft.	1,900
Street	0.71 acre	4,600
Other paving	1.00 "	6,500
Utilities - remove 3 power poles		600
" - reroute 300' of 6" water		2,400
" - reroute 300' of 6" sewer		2,400
" - reroute 300' of 2" gas		2,400

48,400

Earthwork - Grading

600 cu.yd.

1,400

SITE DEVELOPMENT

Service Drive (existing street)	0.14 acre	100
Landscaped courts	0.38 "	14,800
Playgrounds, court games	1.37 " (1/2 exist'g)	7,500
Tennis Courts	0.56 acre	9,800
Playfields (6 Ac. existg)	6.93 "	4,100
Playlot	0.13 "	2,200
Senior Citizens area	0.22 "	3,800
Park and Picnic area	2.32 "	20,200
Landscaped buffer areas	1.64 "	14,300
Apparatus - Kindergarten		300
Primary grades	(some existg)	300
Upper grades		300
Playlot		500
Games backstops and posts	(some existg)	1,000
Fencing - Playfields and courts -new	850'	2,500
Tennis - relocate	650'	1,300
Flagpole		200
Lighting - landscaped courts		1,900
Tennis - 2 courts		10,000
Misc. Minor equip. and devt.		4,800

99,900

CONSTRUCTION

Elementary School (see breakdown)	25,160 sq.ft.	393,700
Recreation building	4,000 "	63,000
Onsite utilities		16,000

472,700

CONTINGENCY

General factor of site preparation, development
and construction 5%

31,100

FEES

Architect, Landscape Architect, Engineers, testing,
checking, inspection, earthwork, site develop-
ment and construction 10%

60,300

TOTAL

\$1,000,800

NOTE: For a KINDERGARTEN-PRIMARY SCHOOL development, the following estimate would apply.

<u>ACREAGE</u>	Existing San Pablo Park	11.70 Acres	
	To be acquired	0.89 "	
	Street r/w to be utilized	0.85 "	
			13.44 acres.

COST ESTIMATE

LAND ACQUISITION

11 parcels (13 dwlg. units)	0.89 acres	\$155,500
------------------------------	------------	-----------

SITE PREPARATION

Demolition		35,200
Earthwork		1,200

SITE DEVELOPMENT

Landscaped courts, playgrounds, court games, tennis courts, playfields, playlot, senior citizens area, park and picnic area, landscaped buffer areas, apparatus, games, back-stops and posts, fencing, flagpole, lighting, misc.		84,400
--	--	--------

CONSTRUCTION

Kindergarten-Primary School (see breakdown)	5940 sq.ft.	
		89,300
Recreation Building		63,000
Onsite utilities		5,300
		157,600

CONTINGENCY

General factor		13,900
----------------	--	--------

FEES

Architect, Landscape Architect, Engineers, testing, checking, inspection		24,300
--	--	--------

TOTAL		\$472,100
-------	--	-----------

SAN PABLO K-3 SCHOOL

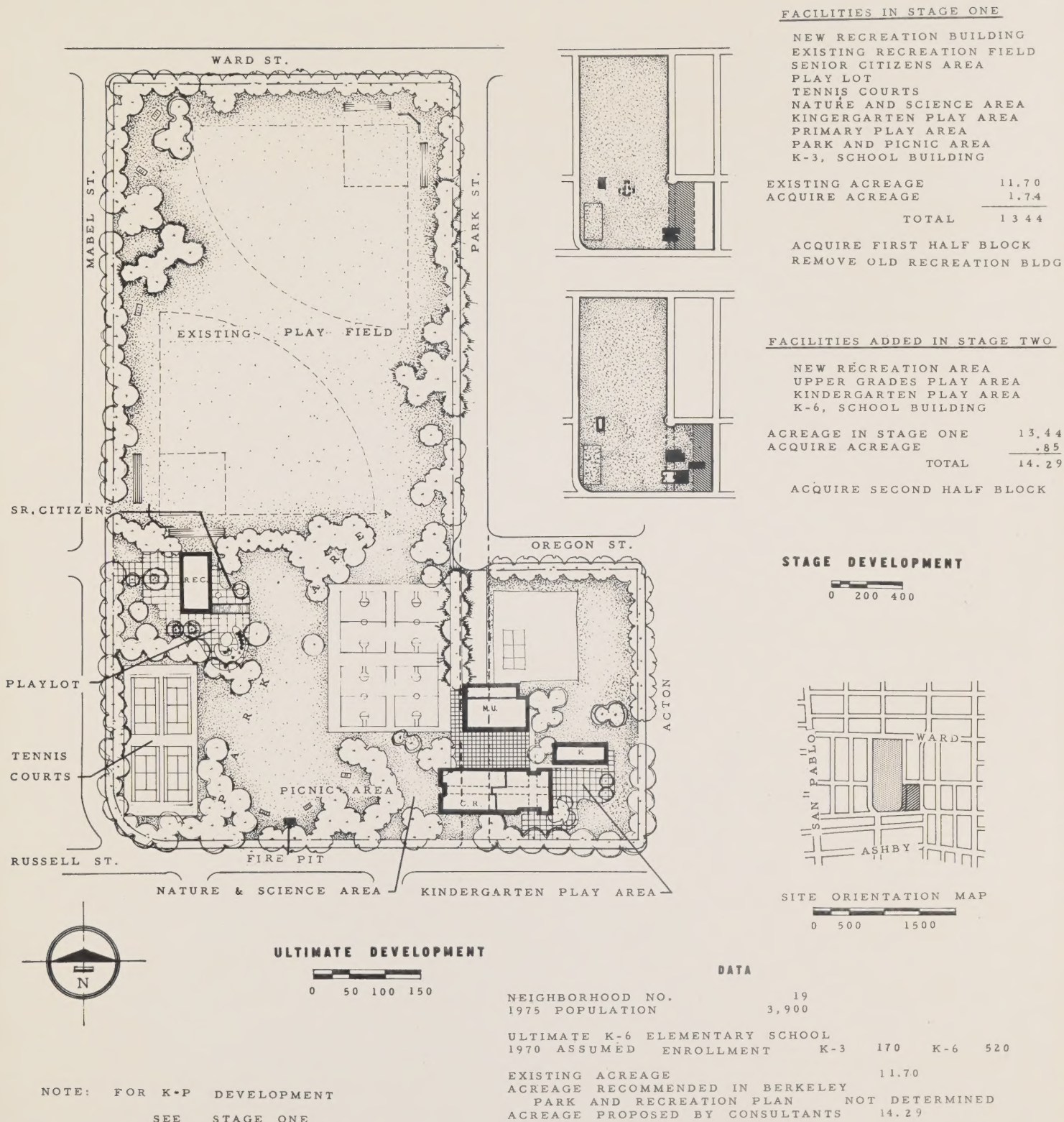
<u>Facility</u>	<u>Approx. Area</u>	<u>Pupil Cap'y</u>	<u>Cost</u>
<u>ADMINISTRATION</u>			
Office, Nurse, Storage	600		
<u>CLASSROOMS</u>			
General 3	2,800	90	
Kindergarten 1	1,340	40 - 80	
Corridors	640		
Mech, Jan.	160		
Toilets	320		
	5,940	130 - 170	\$89,300
	(sq. ft.)	Pupils	

SAN PABLO K-6 SCHOOL

<u>ADMINISTRATION</u>			
Office, Stor. Tchrs. workroom	1,250		
<u>CLASSROOMS</u>			
General 12	11,520	360	
Kindergarten 2	2,680	80 - 160	
Corridors, stairs	2,130		
Mech, Jan.	240		
Toilets	600		
	18,420		271,700
<u>MULTI-USE BUILDING</u>			
Main Room	4,500	450 lunch 600 meeting	
Kitchen	1,440		
	5,940		113,600
COVERED WALKS (1/2 Area)	800		8,400
	25,160	440-520	\$393,700
	(sq. ft.)	(pupils)	

NOTE:

State Aid would allow 8500 sq. ft. for 130 children, and 24,200 sq. ft. for 440 children.



JOINT CITY-SCHOOL SITE PLANNING STUDY FOR BERKELEY CALIFORNIA

SAN PABLO NEIGHBORHOOD CENTER

OSMUNDSON AND STALEY
CORLETT AND SPACKMAN
FRANCIS VIOLICH

LANDSCAPE ARCHITECTS
ARCHITECTS
CITY PLANNER

KENNETH R. ANDERSON
JOHN SARDIS

RECREATION PLANNER
STRUCTURAL ENGINEER

APRIL 1958

PLATE NO. 11



P E R S P E C T I V E •
S A N P A B L O N E I G H B O R H O O D C E N T E R

12. VIRGINIA NEIGHBORHOOD CENTER

The problem on this site was one of enlarging the present small Totland to a full Neighborhood Center in an area entirely built up for residential use. No school was required since sufficient school facilities are presently located outside the natural boundaries of the neighborhood. With the exception of the minimum area at Totland this densely populated neighborhood has no other recreation facilities.

THE SITE AND ITS RELATION TO SURROUNDING AREAS

Sufficient Usable Area to Meet Berkeley's Standards.

The existing one-third acre at Totland supplies a nucleus around which a full neighborhood center can be developed. The total area shown is one acre more than the Berkeley standard, because this additional area is considered necessary for required activities and in order to obtain a site of workable shape.

Topography Allowing Maximum Utilization.

The flat topography allows maximum use of the entire site for recreation and park activities.

Most Favorable Effect on Surrounding Area.

The establishment of a park and recreation activity center in this neighborhood will have a beneficial influence on the area as it develops to meet population increases in central Berkeley.

Utilization of Underdeveloped Land and Access Streets.

The uniform value and level of development of residential property surrounding Totland did not limit choice of direction of acquisition. However, the excessive amount of street area in the neighborhood became a prime factor permitting maximum utilization of street rights-of-way as a substantial part of the recreation land needed, thereby reducing acquisition of private property.

Minimum Land Acquisition and Preparation Costs.

As mentioned above, use of streets reduced land acquisition costs. Site preparation costs are relatively low due to lack of grading necessary on the flat site.

Maximum Accessibility.

The site is slightly north of the center of the neighborhood served and is conveniently located for safe pedestrian or automobile access on quiet neighborhood streets from all sides.

Improvement of Traffic Circulation.

The formation of a super-block in this neighborhood will have the following beneficial effects: Closing McGee will reduce the tendency of this street to become an undesirable north-south traffic route through this quiet residential neighborhood. Creation of a cul-de-sac on Virginia to the west will reduce east-west through traffic. Virginia and Edith to the east form a loop to serve the park and the houses across the street. One intersection is eliminated and three are made safer for neighborhood pedestrian traffic.

Allowance for Future Expansion.

This site meets Berkeley's standards and no further expansion beyond that shown is foreseen.

SITE DESIGN AND DEVELOPMENT

Maximum Public Use of the Site.

Public use is invited by opening the park to surrounding streets and providing walks into the park from all street intersections. A wide range of facilities are planned in order to meet the needs of all population levels in this neighborhood.

Functional Relationship of Facilities.

The recreation building is located away from the street to achieve maximum control of the active recreation game areas, the senior citizens area and the playlot. Family picnic and free play areas are separated from the recreation building by the turfed playfields.

Comprehensive Site Design and Maximum Landscape Character.

The location of the site in an area unrelieved by open space and trees, strongly suggests the development of the site as a spacious green park with facilities designed to blend into a natural setting of trees and lawns. Court games and other paved areas are grouped together to allow for a maximum continuity of turfed areas.

Favorable Orientation of Individual Units.

The site allows most favorable orientation of court and field games.

Utilization of Adequate Existing Structures and Facilities.

The existing recreation building is a substantial, though small structure which can be converted for inclusion in the long-range plan for the park. It is shown adjoining the new recreation building as a permanent indoor senior citizen facility.

Workable Stage Development.

The site is well adapted to long-range staged acquisition and development.

First stage: Enlarge present Totland west and south within present block; construct new neighborhood center building; senior citizen facilities; court games and a play lot.

Second stage: Acquire one-half block to the east and close one block of McGee; provide playfields and softball diamond.

Third stage: Complete land acquisition to the north across Virginia to Lincoln closing two blocks of Virginia and second block of McGee; provide tennis courts, additional play courts, play apparatus area and picnic and free play areas.

LAND ACQUISITION AND DEVELOPMENT COST ESTIMATES

ACREAGE

Existing Totland	0.37 acres
To be acquired	5.97 "
Street r/w to be utilized	1.53
	7.87 acres

COST ESTIMATE

LAND ACQUISITION

56 parcels (66 dwlg. units)	5.97 acres	\$850,000
-----------------------------	------------	-----------

SITE PREPARATION

Demolition			
Private development 63 res'l struct's.		75,600	
Streets	1.53 acres	10,000	
Utilities - remove approx. 9 pwr. poles		1,800	87,400
Earthwork - grading	1000 cu.yd		2,300

Subtotal carried forward to page 12-4

\$939,700

Subtotal brought forward

\$939,700

SITE DEVELOPMENT

Paved paths	0.38 acres	5,000
Landscaped courts	0.13 "	5,100
Court Games	0.35 "	3,900
Tennis Courts	0.51 "	8,900
Playfield	2.10 "	2,200
Playlot	0.26 "	4,600
Play Apparatus area	0.31 "	5,300
Senior Citizens Area	0.30 "	5,300
Free play area	0.33 "	1,400
Park and Picnic area	1.43 "	12,500
Landscaped buffer areas	1.70 "	14,800
Apparatus - Playlot		500
Apparatus area		500
Games Backstops and posts		1,100
Fencing - Tennis Courts	550 lin.ft.	5,000
Lighting - Tennis Courts		12,000
Landscaped Court areas		700
Misc. minor equip. and Devt.		4,500

93,300

CONSTRUCTION

Recreation building (720 existg.)	3250 sq.ft.	45,200
Playlot shelter	800 "	4,000
Onsite utilities		1,600

50,800

CONTINGENCY

General factor of site preparation, development
and construction - 5%

11,700

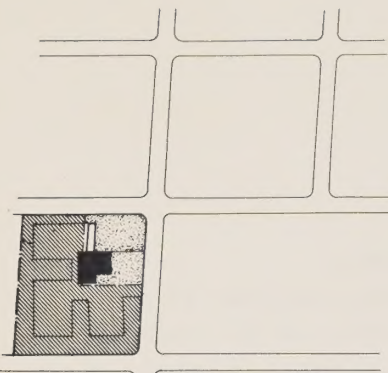
FEEES

Architect, Landscape Architect, Engineers, testing,
checking, inspection, earthwork, site develop-
ment and construction - 10%

15,400

TOTAL

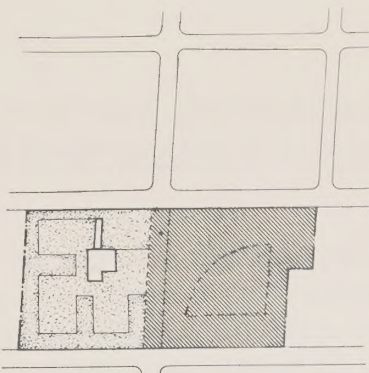
\$1,110,900



FACILITIES IN STAGE ONE

NEIGH. RECREATION BLDG.
SENIOR CITIZENS
PLAY LOT
COURT GAMES

EXISTING ACREAGE	0.37
ACQUIRE ACREAGE	1.12
TOTAL	1.49

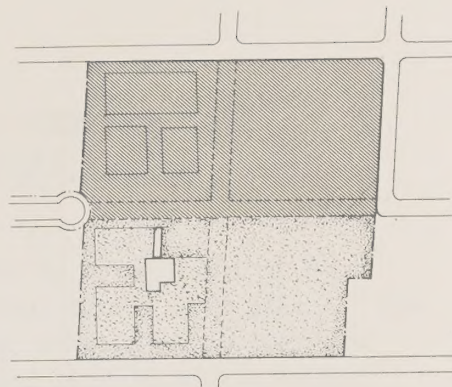


FACILITIES ADDED IN STAGE TWO

PLAYFIELD
FREE PLAY AREA

ACREAGE IN STAGE ONE	1.49
ACQUIRE ACREAGE	1.97
TOTAL	3.46

CLOSE OFF Mc GEE ST.



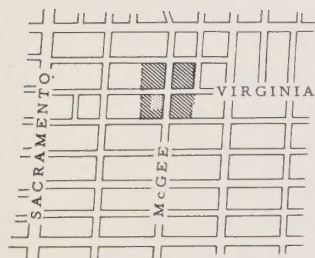
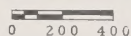
FACILITIES ADDED IN STAGE THREE

BASKETBALL COURTS
PLAY APPARATUS AREA
EXPAND PLAY FIELD
PARK-PICNIC AREA
TENNIS COURTS

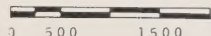
ACREAGE IN STAGE TWO	3.46
ACQUIRE ACREAGE	4.41
TOTAL	7.87

CLOSE OFF VIRGINIA ST.

STAGE DEVELOPMENT



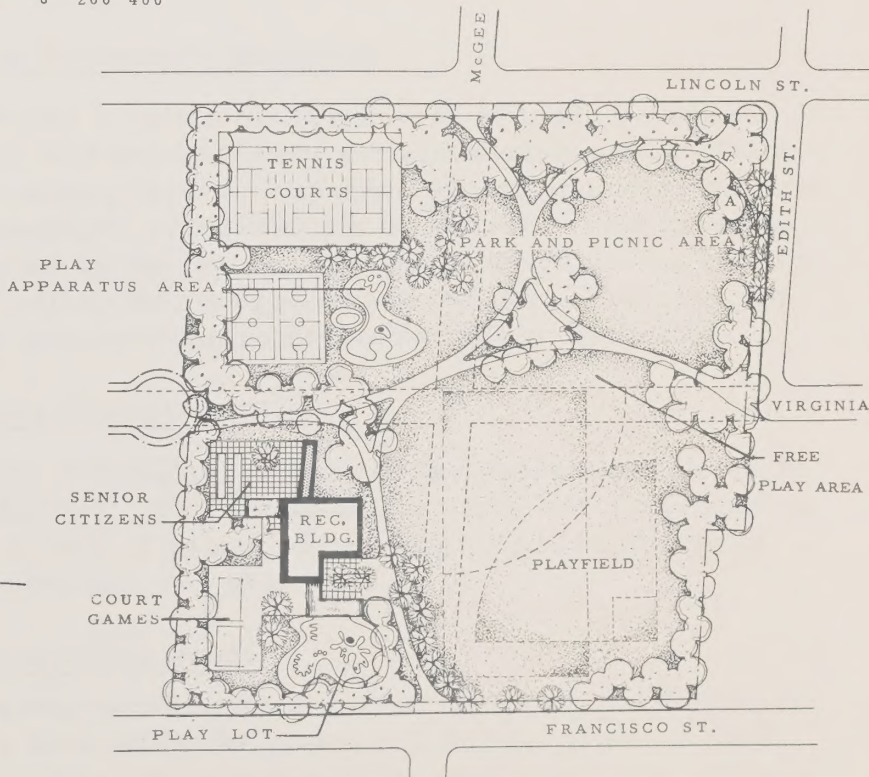
SITE ORIENTATION MAP



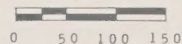
DATA

NEIGHBORHOOD NO. 10
1975 POPULATION 5,300

EXISTING ACREAGE	0.37
ACREAGE RECOMMENDED IN BERKELEY PARK AND RECREATION PLAN	7.53
ACREAGE PROPOSED BY CONSULTANTS	7.87



ULTIMATE DEVELOPMENT



JOINT CITY - SCHOOL SITE PLANNING STUDY FOR BERKELEY, CALIFORNIA

VIRGINIA NEIGHBORHOOD CENTER

OSMUNDSON AND STALEY
CORLETT AND SPACKMAN
FRANCIS VIOLICH

LANDSCAPE ARCHITECTS
ARCHITECTS
CITY PLANNER

KENNETH R. ANDERSON
JOHN SARDIS

RECREATION PLANNER
STRUCTURAL ENGINEER

APRIL 1958

PLATE NO. 12

13. LIVE OAK NEIGHBORHOOD CENTER (Kindergarten-Primary School)

Live Oak Park, like Codornices Park, is a remnant of Berkeley's natural landscape as it was before urban development took place. The problem of the site design here was the preservation of this character and the introduction of needed school facilities on adjacent land to attain better integration of activities and provide a more attractive layout. Factors of street pattern, topography and residential land use were generally favorable to the successful solution of this problem and the development of a site plan of even greater scenic and functional qualities than at present.

THE SITE AND ITS RELATION TO SURROUNDING AREAS

Sufficient Usable Area to Meet Berkeley's Standards.

While Live Oak Park has a relatively large area of land, its scenic character, slopes, trees, and creeks do not permit intensive use. Therefore it was necessary in setting forth an expanded site to add more acreage than would normally be required by Berkeley's Standards. This increased area is further necessitated by the fact that the present recreation building is designed as a district rather than neighborhood facility. The plan provides for making the site generally more usable for active recreation.

Topography Allowing Maximum Utilization.

It is proposed that the existing topography of the present park area be disturbed as little as possible. The terrain on the north end along Eunice, where expansion for the school is proposed can be graded into terraces separated from, yet overlooking, the park area.

Most Favorable Effect on Surrounding Area.

At present, the area surrounding the irregular and long perimeter of Live Oak Park is greatly favored by the pleasant informal green outlook, giving many of the homes their characteristic "Berkeley" quality. Expansion of the site and extension of these qualities over a larger area will augment the beneficial influence on surrounding residences.

Utilization of Underdeveloped Land and Excess Streets.

Acquisition makes use of maximum street area by dead-ending Walnut Street south of Codornices Creek, to incorporate the bridge area into the park, and to utilize the remainder of the street area north to Eunice for school development. A large portion of this street serves residences only on one side. The bridge is a blighting factor when seen from below with

its exposed sewers, lattice fencing, toilets and dank, sunless condition destructive to plant growth.

Minimum Removal of Better Quality Development.

Acquisition in the direction of Eunice Street allows for removing a minimum number of dwellings. To the south, development is of a greater density, including apartments and a service station.

Minimum Land Acquisition and Preparation Costs.

For the reasons given above, acquisition to the north would be less costly than to the south.

Maximum Accessibility.

For neighborhood use of the proposed recreation facilities, the site has excellent access for vehicles via Eunice, Shattuck and Walnut. For school use, access to the service area to the north can be provided by supervised crosswalks on Eunice which has better visibility than the winding streets around the Oxford site. For all purposes, safe access is unusually good in this plan due to Berryman Path, and the proposed Walnut cul-de-sac.

Improvement of Traffic Circulation.

Two major proposals on this site greatly improve the traffic circulation pattern. The first, the dead-ending of Walnut south of the Creek will discourage through traffic for several blocks south and north, placing the traffic on Spruce and on the new route west of Shattuck, both designated as major thoroughfares in the Master Plan. These serve as bounding streets for the neighborhood. The second proposal, regrading Eunice Street and removal of the present hazardous split-level roadway, will make Eunice a safer, more useful and attractive neighborhood street.

Allowance for Future Site Expansion.

Should a full K-6 school be decided on for this site to replace Oxford, expansion to the ultimate stage shown on Plate 13 could take place along Shattuck Avenue, increasing recreation areas. For park purposes, the highly scenic land along Codornices Creek to the east and west should be acquired. This would allow widening of Berryman Path between Oxford and Spruce with its open outlook into the Church of the Cedars property. An ultimate pedestrian path to Glen Avenue and Codornices Park would be desirable. Expansion of the park to the west along the creek between Shattuck and Henry Streets would include remarkable luxuriant tree growth in a canyon setting and elimination of a non-conforming commercial use.

SITE DESIGN AND DEVELOPMENT

Integration of Recreation and School Use Areas.

The new recreation building location on the south side of the Creek complicates integration due to its distance from the logical area for school facilities and expanded active play areas. While these two functions cannot be fully integrated, improved circulation such as more direct paths, from school or recreation buildings, would facilitate supervision.

Maximum Public Use.

The nature of Live Oak Park and the shortage of similar developments to the west, result in a high degree of public use at present. Even though designated as a neighborhood center, its district-wide use is expected to continue in the future. The development proposed recognizes this fact.

Functional Relationship of Facilities.

The school group is located on the steeper part of the site with joint-use recreation areas below on relatively level land. Advantages of expansion in this direction have already been discussed, and with these in mind, the plan shows the most logical and workable relationship of facilities possible.

Comprehensive Site Design.

The principal design idea of the plan is a school group unified with active recreation facilities, all set in a park environment. This is done without encroachment of school facilities on existing park development.

Maximum Landscape Character.

Prevailing landscape character will be extended and protected through such proposals as removal of the Walnut Street bridge, retention of large trees in the park and in residential areas to be acquired, and grading for new facilities in a naturalistic manner.

Favorable Orientation of Individual Units.

School building placement permits street level access from Eunice, as well as the court game area. East-west orientation is favorable for best natural light.

Utilization of Existing Adequate Structures and Facilities.

The major facilities in the park would be utilized without change. The recreation building, one of the finest of its type in the Bay Area, would serve as the core of the new development.

Workable Stage Development.

First Stage: Acquire land on both sides of Walnut; close street; remove bridge; build K-P school with paved and turfed play areas; start senior citizens area on city-owned land to south.

Second Stage: If the Oxford site is abandoned in favor of building a new K-6 school on this site, acquire parcels on Shattuck at Eunice; expand turfed area to create soft-ball field; expand K-P to K-6 school; develop court games near school; replace court games south of recreation building in the expanded Senior Citizen area and totlot.

LAND ACQUISITION AND DEVELOPMENT COST ESTIMATES

ACREAGE

Existing Live Oak Park	5.60 acres	
To be acquired	2.78 "	
Street r/w to be utilized	.90 "	
		9.28 acres

COST ESTIMATE

LAND ACQUISITION

24 parcels (27 dwlg. units)	2.78 acres	\$528,000
-----------------------------	------------	-----------

SITE PREPARATION

Demolition

Private development 25 res'l structures		30,000	
2 City-owned res'l structures		2,400	
Street	0.90 acres	5,900	
Utilities, remove 6 power poles		1,200	
" reroute 800' of 12" water		5,600	
			45,100

Earthwork

Grading	8,600 cu. yd.	19,400
---------	---------------	--------

SITE DEVELOPMENT

Service drive, onsite parking	0.05 acres	700	
Landscaped Court areas	0.28 "	11,100	
Playground, court games	1.12 "	12,200	
Playfield	0.74 "	3,200	
Playlot (move existing and expand)	0.14 "	1,800	
Senior Citizens area	0.20 "	2,200	
Nature and Science area	0.10 "	600	
Park and picnic area (part existing)	1.50 "	8,000	
Landscaped buffer areas	1.50 "	13,000	
Apparatus - Playlot (some existing)		200	
Kindergarten		300	
Primary grades		600	
Upper grades		300	
Games backstops and posts		1,700	
Fencing - Playfields and courts	1100 lin. ft.	3,300	
Lighting - School entrance walk		300	
Misc. minor equip. and devt.		1,200	
			60,700
Subtotal carried forward			653,200

Subtotal brought forward

\$653,200

CONSTRUCTION

Elementary School (see breakdown)	18,320 sq. ft.	283,400
Senior Citizens shelter	1,200 "	6,000
Onsite Utilities		10,100

299,500

CONTINGENCY

General Factor (of site preparation, development
and Construction) 5%

21,200

FEES

Architect, Landscape Architect, Engineers, testing
checking, inspection (Earthwork, site develop-
ment and construction) 10%

39,900

TOTAL

\$1,013,800

LIVE OAK SCHOOL

TOTAL AS A K-3 School.

<u>Facility</u>	<u>Approx. area</u>	<u>Student Cap'y.</u>	<u>Cost.</u>
-----------------	---------------------	-----------------------	--------------

ADMINISTRATION

Office, nurse, storage	960		
------------------------	-----	--	--

CLASSROOMS

General 4	3840	120
Kindergarten 1	1340	40-80
Corridors	770	
Mech, Jan.	180	
Toilets	300	

7,390

\$110,300

COVERED WALK (1/2 area)

400

4,200

7,790 sq. ft. 160-200

\$114,500

Pupils

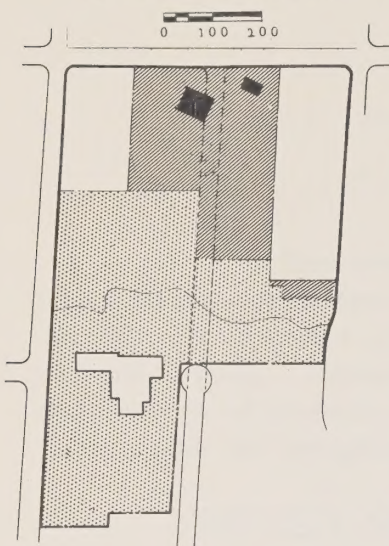
13-5

TOTAL as a K-6 School

	<u>Facility</u>	<u>Approx. area</u>	<u>Student Cap'y</u>	<u>Cost</u>
<u>ADMINISTRATION</u>				
	Office, nurse	960		
<u>CLASSROOMS</u>				
	General 9	8,640	270	
	Kindergarten 1	1,340	40-80	
	Corridors, stairs	2,500		
	Mech. Jan. Storage	360		
	Toilets	600		
		14,400		\$212,200
<u>MULTI-USE ROOM</u>				
	Main Area	2,720	240 lunch	
			340 meeting	
	Kitchen	800		
		3,520		67,000
COVERED WALK (@ 1/2 area)		400		4,200
		18,320	310-350	\$283,400
		Sq. ft.	Children	

(NOTE: State Aid would allow 10,200 Sq. Ft. for 160 children and
17,050 Sq. Ft. for 310 children.)

STAGE DEVELOPMENT

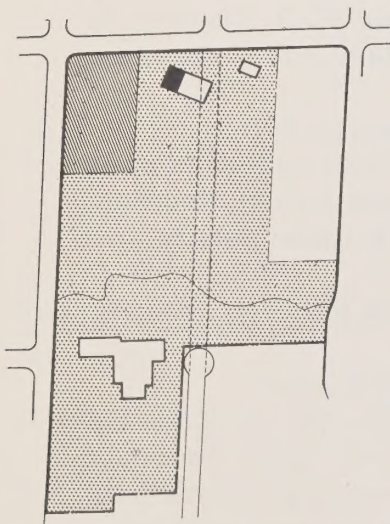


FACILITIES IN STAGE ONE

EXISTING PARK-PICNIC AREA
EXISTING PLAYLOT, COURT GAMES, RE. BLDG.
NATURE AND SCIENCE AREA
SENIOR CITIZENS AREA
NEW K-3 SCHOOL AND KIND. BLDG.
COURT GAME AREA
PICNIC-PLAY AREA

EXISTING ACREAGE	5.60
ACQUIRE ACREAGE	2.91
TOTAL	8.51

CLOSE OFF WALNUT ST.
REMOVE EXIST. BRIDGE

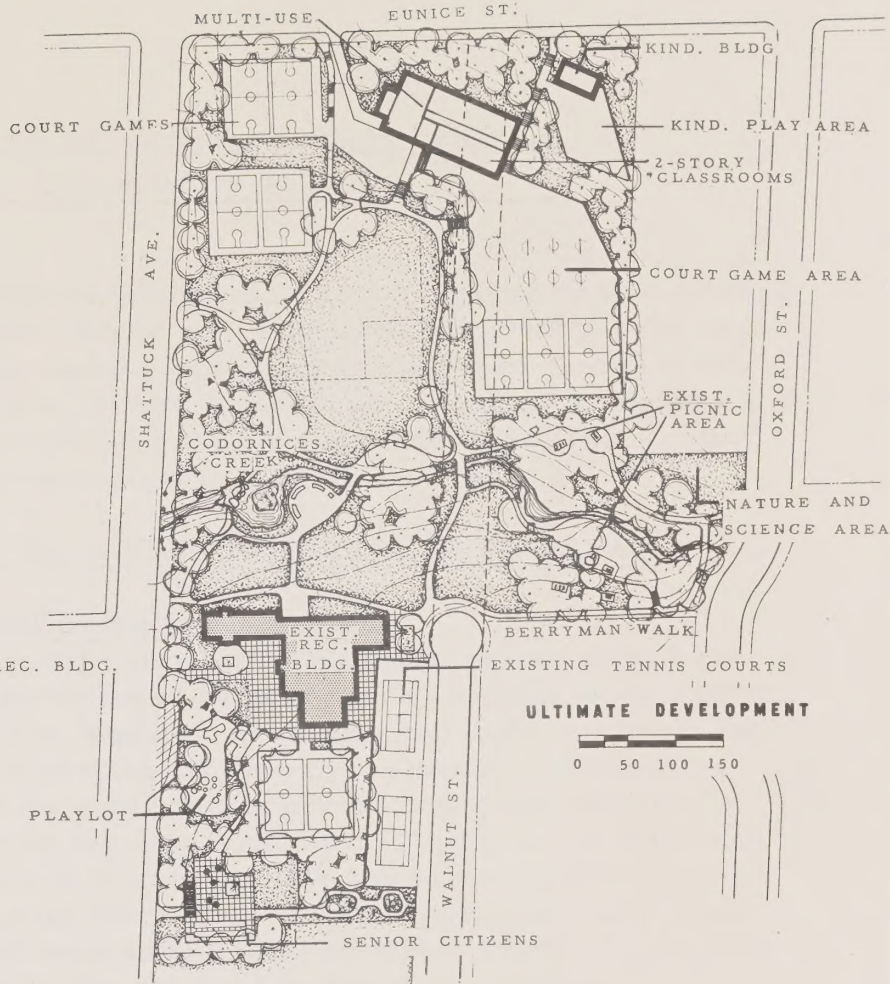


FACILITIES ADDED IN STAGE TWO

ADD K-6 CR. BLDG. AND MULTI-USE
COURT GAME AREA
COURT YARD

ACREAGE IN STAGE TWO	8.51
ACQUIRE ACREAGE	.77
TOTAL	9.28

SELL OXFORD SCHOOL SITE
RELOCATE EXISTING PLAYLOT



DATA

NEIGHBORHOOD NO. 6
1975 POPULATION 3,800

ULTIMATE K-6 ELEMENTARY SCHOOL 1970
ENROLLMENT ASSUMED TO BE 350, K-3 200

EXISTING ACREAGE	5.60
ACREAGE RECOMMENDED IN BERKELEY PARK AND RECREATION PLAN	6.12
ACREAGE PROPOSED BY CONSULTANTS	9.28

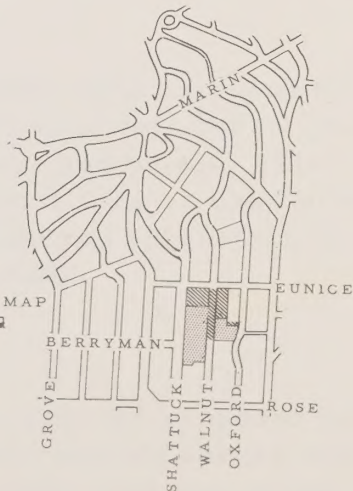
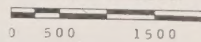


NOTE:

FOR K+P DEVELOPMENT

SEE STAGE ONE

SITE ORIENTATION MAP



JOINT CITY - SCHOOL SITE PLANNING STUDY FOR BERKELEY, CALIFORNIA

LIVE OAK NEIGHBORHOOD CENTER

OSMUNDSON AND STALEY
CORLETT AND SPACKMAN
FRANCIS VIOLICH

LANDSCAPE ARCHITECTS
ARCHITECTS
CITY PLANNER

KENNETH R. ANDERSON
JOHN SARDIS

RECREATION PLANNER
STRUCTURAL ENGINEER

APRIL 1958

PLATE NO. 13

14. HILLSIDE NEIGHBORHOOD CENTER (Elementary School)

The site for this development is at the location of the existing Hillside Kindergarten-Primary School and in an area of recently-built residences. It is a site generally lacking in landscape character though it has a superb setting. Expansion is a difficult problem due to steep topography and the pattern of streets, in view of the need for more school facilities, play space, and for neighborhood recreation facilities.

THE SITE AND ITS RELATION TO SURROUNDING AREAS

Sufficient Usable Area to Meet Berkeley's Standards.

The prevailing difficulties in providing adequate school and recreation sites in the Berkeley hill areas, such as steep topography, unstable subsoil conditions, and lack of vacant land make it almost impossible to provide sites meeting all the requirements of Berkeley's standards. In this case the most nearly adequate acreage feasible is less than that derived from the standards of the "Long Range Park and Recreation Plan", and all of it is not usable due to necessary slopes between terraces. Although the usable acreage represents only about 60 percent of the amount indicated by the standards, this site proposal represents the best that can be obtained in this difficult area.

Investigation of a second school-recreation site in this attendance area was made with the conclusion that other suitable areas were high priced and would, if developed, create undesirable and costly operation of two relatively small facilities in one area.

Topography Allowing Maximum Utilization.

Land proposed for acquisition is that most nearly at the same elevation as the existing school; and an upper area that can be graded into a second usable terrace accessible from above and below. Since adjacent land areas have been subject to sliding, at such time as expansion work proceeds foundation design, slope stabilization and subsurface drainage should be given thorough consideration and study.

Most Favorable Effect on Surrounding Area.

The surrounding area will benefit from the proposed development of this site in two ways: The center will provide needed space for neighborhood activity and will create landscaped level play areas on a hillside lacking in vegetation.

Utilization of Underdeveloped Land and Excess Streets.

A short block of Miller Avenue has been utilized in order to minimize the taking of residential land. Topography limits alternatives for expansion and no more existing-development demolition is proposed than that needed.

Minimum Land Acquisition and Preparation Costs.

Site expansion has been kept to a minimum in view of the limiting factors referred to above.

Maximum Accessibility.

The site has been laid out to provide best possible accessibility from upper and lower level streets and from dedicated pedestrian walkways.

Improvement of Traffic Circulation.

Closing of Miller Avenue will encourage use of adjacent and parallel Grizzly Peak Boulevard, which is designated a secondary thoroughfare in the Master Plan, and will reduce through traffic at the site.

Allowance for Future Site Expansion.

Further expansion is not anticipated because of the problems and cost encountered; if future requirements necessitate it, minor expansion for recreation purposes might be made to the south across the pedestrian walkway. No increase in school population would be advisable as it is impossible to provide adequate accompanying play areas.

SITE DESIGN AND DEVELOPMENT

Integration of Recreation and School Use Areas.

The site arrangement is such that dual school-recreation use may be made of the multi-use building, play areas, small park and look-out area.

Maximum Public Use of the Site.

Direct entrance may be had to the multi-use building by steps off Sterling Avenue from lower residential areas and via the pedestrian walkway from the south end of Miller Avenue and the upper areas. The nursery school and totlot are similarly located at the north end of the site and may be reached by Twain Path from both Whitaker and Stevenson Streets.

Functional Relationship of Facilities.

Compact and functional arrangement of facilities has been the main objective in this site in order to produce maximum use of the entire area. Separation of the playground age groups was advantageously coordinated with the terracing of the site. Buildings have been purposely located on steeper areas in order to gain usable level play space.

Comprehensive Site Design.

A unified and functional overall design was evolved from the requirements of the split levels and from the superior views by linking the new and existing structures together along two sides of the site. This was further accomplished by creating a visually pleasing school plant stepping up the hill in units from the existing lower play area to the new upper one. The multi-use building placed at the corner forms a hub from which the lower and upper grade facilities radiate.

Maximum Landscape Character.

A landscape character in harmony with the surrounding area and accentuating the sweeping view of the bay can be developed here with generous use of turfed areas, tree masses on the slopes and with domestic scale in design of lookout area and paths.

Favorable Orientation of Individual Units.

Topography dictates orientation of the classrooms toward the west; proper architectural design can control direct sunlight problems.

Utilization of Existing Adequate Structures and Facilities.

The recently constructed main classroom building to be expanded warrants inclusion in long range plans; the existing playground will be expanded to serve as the lower play area.

Workable Stage Development.

First stage: Closing of Miller, all land acquisition, major grading and construction of additional classrooms and the nursery school.

Second and final stage: Construction of multi-use building and completion of site improvements.

LAND ACQUISITION AND DEVELOPMENT COST ESTIMATES

ACREAGE

Existing school site	1.11 acres	
To be acquired	1.92 "	
Street r/w to be utilized	0.32 "	
		3.35 acres

COST ESTIMATE

LAND ACQUISITION

13 parcels (12 dwlg. units)	1.92 acres	\$319,000
------------------------------	------------	-----------

SITE PREPARATION

Demolition		
Private Development - 12 res'l structures		14,400
Nursery school		1,200
Temporary school structure		400
Street	0.32 "	2,100
Utilities - remove 2 power poles		400
reroute 200' of 10" water		1,400
reroute 200' of 6" sanitary sewer		1,400
reroute 200' of 3" gas		1,400
		22,700

EARTHWORK

Grading	4800 cu. yd.	16,800
---------	--------------	--------

SITE DEVELOPMENT

Parking bays	0.10 acres	1,300
Playground, court games	0.90 "	9,900
Nursery School area	0.09 "	1,600
Playlot	0.11 "	2,000
Landscaped buffer area	0.11 "	1,000
Recreation deck	3600 sq. ft.	21,600
Apparatus - Kindergarten (some existing)		100
Primary grades (" ")		300
Upper grades		300
Playlot		500
Nursery school		500
Games backstops and posts		600
Fencing - Playground - relocate	400 lin. ft.	400
	300 " " new	900
Lighting - recreation deck		400
Misc. minor equip. and devt.		2,100
		44,300

Subtotal carried forward

\$402,800

Subtotal brought forward

\$402,800

CONSTRUCTION

Additions to provide an Elementary School (see breakdown)	13,830 Sq. Ft.	242,300
Nursery School	1,900 "	30,000
Onsite Utilities		9,500

\$281,800

CONTINGENCIES

Factor for unusual subsurface conditions (construction) 5%	14,100
General factor (of site preparation, development and Construction) 5%	19,000

FEES

Architect, Landscape Architect, Engineers, testing, checking, inspection, (Earthwork, site development and construction) 10%	37,500
--	--------

TOTAL \$755,200

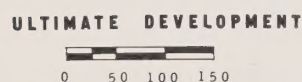
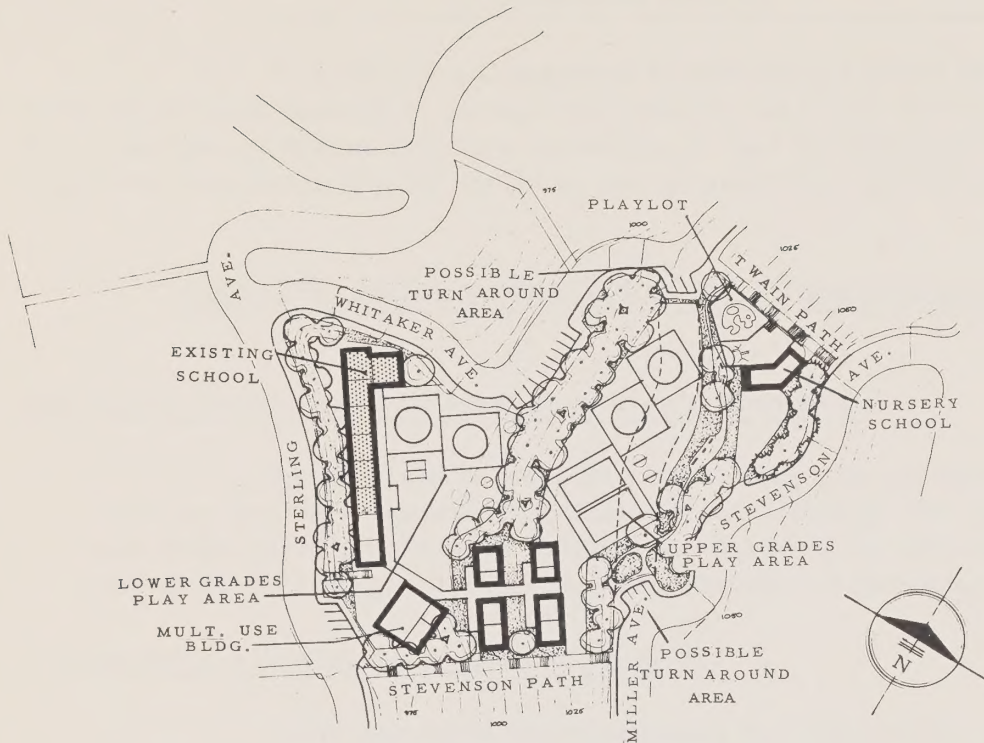
HILLSIDE ELEMENTARY SCHOOL

For 202 pupils by 1970, as a K-3 School only.

<u>Facility</u>	<u>Approx. Area</u>	<u>Student Cap'y.</u>	<u>Cost</u>
<u>ADMINISTRATION</u>			
<u>CAFETERIA</u>			
<u>CLASSROOMS</u>			
General 4 ±		120 ±	
Kindergarten 1 ±		40-80 ±	
	6,480 ±		existing
<u>CLASSROOMS</u>			
General 8	7,170	240	
Mech. Jan, Storage	450		
Toilets	450		
	8,070		\$118,000
Subtotals carried forward			\$118,000

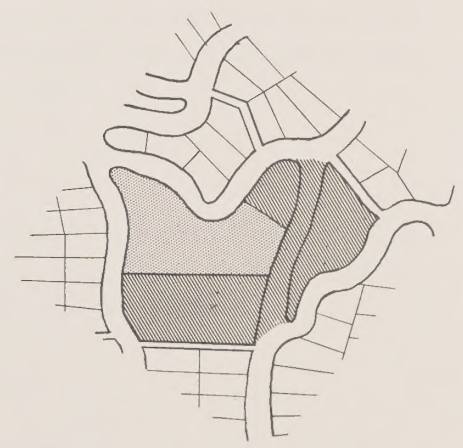
<u>Facility</u>	<u>Approx. Area</u>	<u>Student Cap'y</u>	<u>Cost</u>
Subtotals brought ford.	14,550		\$118,000
<u>MULTI-USE BUILDING</u>			
Main Room	2,400	210 lunch 300 meeting	
Kitchen	640		
Toilets	200		
Stair	240		
Mtg. Room	960		
Recreation office	120		
	4,560		111,700
COVERED WALK (@ 1/2 Area)	1,200		12,600
	20,310	400-440 ⁺	\$242,300
	(13,830 sq.ft. new)	Children	

(NOTE: State Aid would allow 22,000 Sq.Ft. for 400 children.)



DATA

NEIGHBORHOOD No.	7
1975 POPULATION	3,300
ULTIMATE K-6 ELEMENTARY SCHOOL	
1970 ENROLLMENT CAPACITY	422
EXISTING ACREAGE	1.11
ACREAGE RECOMMENDED IN BERKELEY PARK AND RECREATION PLAN	2.27
ACREAGE RECOMMENDED BY CONSULTANTS	3.35



PROPERTY ACQUISITION

JOINT CITY - SCHOOL SITE PLANNING STUDY FOR BERKELEY, CALIFORNIA

HILLSIDE NEIGHBORHOOD CENTER

OSMUNDSON AND STALEY CORLETT AND SPACKMAN FRANCIS VIOLICH	LANDSCAPE ARCHITECTS ARCHITECTS CITY PLANNER	KENNETH R. ANDERSON JOHN SARDIS	RECREATION PLANNER STRUCTURAL ENGINEER
---	--	------------------------------------	---

15. CRAGMONT NEIGHBORHOOD CENTER - I
(Elementary School)

The existing Cragmont Elementary School is in an attractive area of hillside homes of exceptional quality and, due to the rugged topography, the principal problem this site presents is that of adequate expansion that will preserve the character of the area and provide the facilities required.

THE SITE AND ITS RELATION TO SURROUNDING AREAS

Sufficient Usable Area to Meet Berkeley's Standards.

Acquisition is kept to a minimum and includes only as much land as can be economically utilized and although the usable area does not quite meet Berkeley's standards, there is no alternative in view of the difficult topography and limiting factors of existing development.

Topography Allowing Maximum Utilization.

Land has been recommended for acquisition that is most nearly on a level with existing school property and that can be most easily developed for recreation facilities and play areas. Topography alone has dictated the direction of expansion for this site: the steep terrain east and west of the school precludes use of those areas; and the extreme grade, alignment and extensive use of Marin Avenue make it unwise to close.

Most Favorable Effect on Surrounding Area.

The attractive terraced development indicated in this study is in keeping with the character established in the area, will enhance it visually, and provide a focal point for a variety of neighborhood activities.

Utilization of Underdeveloped Land and Excess Streets.

It is fortunate that, although this site offers but one alternative as a direction of expansion, use can effectively be made of a relatively large amount of street area and one vacant lot.

Minimum Removal of Better Quality Development.

This plan calls for acquisition of the minimum amount of residential development that is absolutely necessary to attain a site adequate in usable area. Part of this acquisition is necessary to accommodate cut and fill slopes required in grading level areas.

Minimum Land Acquisition and Preparation Costs.

Use of street area and minimum existing residential development, mentioned above, has kept the cost of this site to a minimum.

Maximum Accessibility.

The site is easily accessible to the neighborhood it serves from the upper level via Cragmont and from the lower level by Spruce Street, designated a secondary thoroughfare in the Master Plan.

Allowance for Future Site Expansion.

Further expansion is not considered feasible since additional play space to accomodate more children would be virtually impossible to provide.

SITE DESIGN AND DEVELOPMENT

Integration of Recreation and School Use Areas.

Development of the new northerly play area has been indicated in such a way that dual school-recreation use may easily be made of the play area and multi-use room. Isolation of the existing southerly play area will complicate recreation supervision, a situation unavoidable due to present building placement.

Maximum Public Use of the Site.

Direct entrance off of Cragmont Avenue to the recreation facilities and the multi-use building orients them both toward the neighborhood service area. This, together with the fairly direct path up from Spruce following the remaining portion of Regal Road, will help insure their use. Further public use area is provided in the park area oriented to the view and made accessible by the pedestrian entrance on Marin.

Functional Relationship of Facilities.

In view of the difficulties of the site, the needs of servicing, circulation and siting of additional building and play spaces have been met in such a way as to produce a highly functional arrangement for such a difficult site. The facilities are so arranged as to permit community use of play areas independent of school activity.

Comprehensive Site Design.

Expansion of facilities in keeping with the established residential

character of the area and the unusual outlook has been a principal consideration in this study plan. Unity of development has been established by connecting the school addition to the existing structure on the same levels. The recreation and outlook areas offer outstanding views over the site to Berkeley and the Bay.

Maximum Landscape Character.

Existing verdure on adjacent property and the trees to be preserved on the perimeter of the expanded site give the area as a whole a refreshing landscape setting. This quality has been enhanced as much as possible in the design of quiet recreation areas and in the layout of interior paved and turfed play spaced.

MOST FAVORABLE ORIENTATION OF UNITS.

This restricted site allows limited freedom in orientation. It has been possible to locate the new turf area and recreation facilities on high ground where they will gain sunshine, but space requirements have necessitated orienting the new classroom building for east-west light on the assumption that adequate control of west sunlight will be designed into the structure.

Utilization of Adequate Existing Structures and Facilities.

The existing main classroom building is considered adequate for inclusion in long range development plans and has been shown as a part of this study. The lower playground has also been retained with minor alterations.

Workable Stage Development.

Because of the difficulty in grading the site, all land acquisition must be made in the first stage.

Second Stage will cover construction of the recreation facilities and upper play areas and the

Third Stage will complete the center with demolition of temporary structures, construction of the multi-use-class-room building and the kindergarten play area.

LAND ACQUISITION AND DEVELOPMENT COST ESTIMATES

ACREAGE

Existing school site	3.42 Acres	
To be acquired	2.21 "	
Street r/w to be utilized	0.45 "	
		6.08 acres

COST ESTIMATE

LAND ACQUISITION

13 parcels (12 dwlg. units)	2.21 acres	\$297,000
-----------------------------	------------	-----------

SITE PREPARATION

Demolition

Private development 12 res'l structures		14,400	
School buildings	4,500 sq. ft.	1,600	
4 temporaries		1,600	
Street	0.45 acres	2,900	
Utilities - remove 4 power poles		800	
reroute 600' of 3" gas		4,200	
reroute 200' of 24" store sewer		2,000	
			27,500

Earthwork

Grading	7,400 cu. yd.		26,000
---------	---------------	--	--------

SITE DEVELOPMENT

Service drive, parking bays (new)	0.30 acres	3,900	
Playground, court games (new)	0.48 "	5,200	
Playfield, lawn areas	0.75 "	3,300	
Playlot	0.07 "	1,300	
Senior citizens area	0.07 "	1,300	
Park and picnic area	0.62 "	5,400	
Landscaped buffer areas	0.90 "	7,800	
Apparatus - Playlot		500	
Kindergarten		300	
Primary (some existing)		200	
Upper grades (some existing)		100	
Games backstops and posts		1,000	
Fencing - Playfields and courts - relocate 400'		400	
New 400'		1,200	
Lighting - activity area at recreation building		700	
Misc. minor equipment and development		1,600	
			34,200
Subtotal carried forward			\$384,700

Subtotal brought forward

\$384,700

CONSTRUCTION

Addition to elementary school

(see breakdown) new

16,530 sq. ft. 287,800

Neighborhood recreation building

1,500 " 26,800

Onsite utilities

1,100

315,700

CONTINGENCY

General factor (of site preparation, development
and construction) 5%

20,200

FEES

Architect, Landscape Architect, Engineers, testing,
checking, inspection (earthwork, site development
and construction) 10%

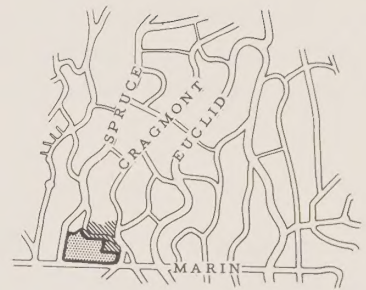
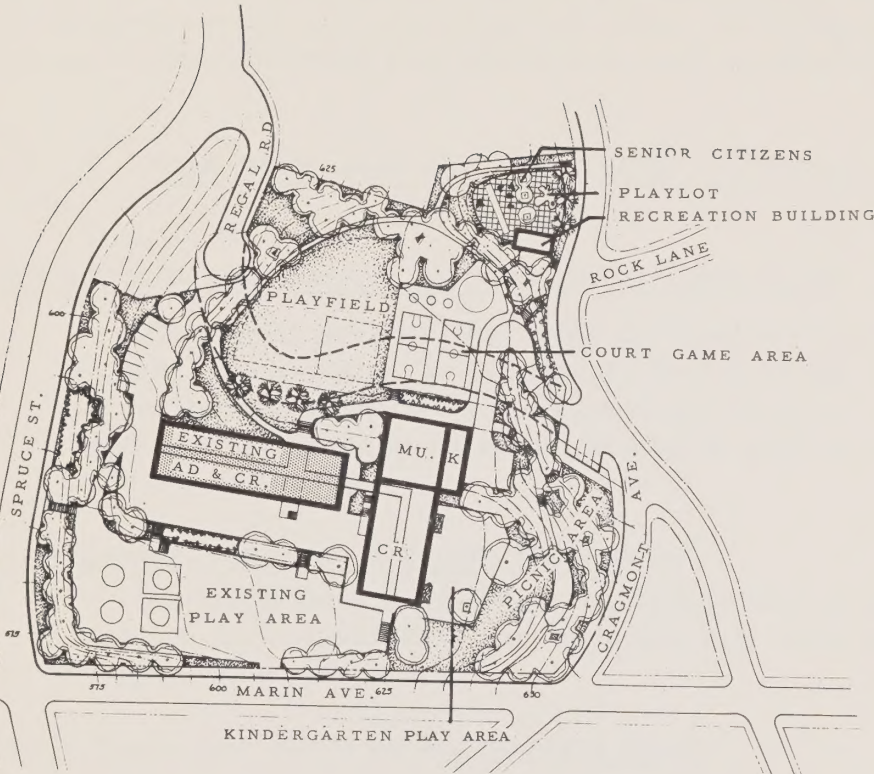
39,500

TOTAL

\$760,100

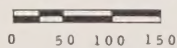
CRAGMONT ELEMENTARY SCHOOL for 473 pupils by 1970

<u>Facility</u>	<u>Approx. Area</u>	<u>Student Cap'y</u>	<u>Cost</u>
<u>ADMINISTRATION</u> - Offices, nurse			
<u>CAFETERIA</u> - main area			
<u>CLASSROOMS</u> - Kindergarten			
General 8 ±		40-80	
Aux. Rooms	21,400	240	existing
<u>MULTI-USE ROOM</u>			
Main area	4,200	390 lunch	
Kitchen	1,100	550 meeting	
	5,300		110,400
<u>CLASSROOMS</u>			
General 10	9,600	300	
Corridors, stairs	1,600		
Mech, Jan, Gen'l storage	280		
Toilets	450		
	11,930		173,100
<u>COVERED BRIDGE</u>			
Between buildings	300		4,300
	38,930	580-660	\$287,800
	Sq. ft.	Children	
(NOTE : State Aid would allow	(16,530		
26,015 sq. ft. for 473 children)	sq. ft. new)		



SITE ORIENTATION MAP
0 500 1500

ULTIMATE DEVELOPMENT

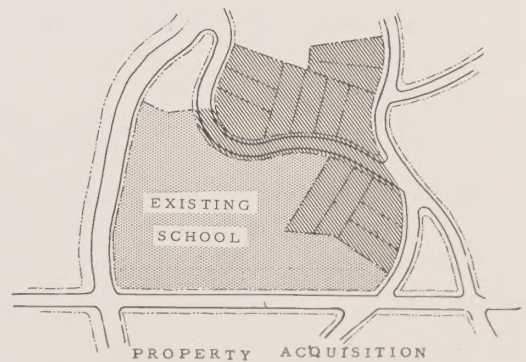


DATA

NEIGHBORHOOD NO. 3
1975 POPULATION 2,100

ULTIMATE K-6 ELEMENTARY SCHOOL
1970 ENROLLMENT 473

EXISTING ACREAGE	3.42
ACREAGE RECOMMENDED IN BERKELEY	
PARK AND RECREATION PLAN	5.87
ACREAGE PROPOSED BY CONSULTANTS	6.08



PROPERTY ACQUISITION

JOINT CITY - SCHOOL SITE PLANNING STUDY FOR BERKELEY, CALIFORNIA

CRAGMONT NEIGHBORHOOD CENTER I

ELEMENTARY SCHOOL

OSMUNDSON AND STALEY
CORLETT AND SPACKMAN
FRANCIS VIOLICH

LANDSCAPE ARCHITECT
ARCHITECT
CITY PLANNER

KENNETH R. ANDERSON
JOHN SARDIS

RECREATION PLANNER
STRUCTURAL ENGINEER

APRIL 1958

PLATE NO. 15

16. CRAGMONT NEIGHBORHOOD CENTER - II (Kindergarten-Primary School)

This limited hillside site with its existing Kindergarten-Primary School has a dramatic location overlooking one of the well-developed residential sections of north Berkeley. Special problems include steep terrain and unstable subsurface conditions; these factors limit expansion possibilities and complicate the provision of needed play space and neighborhood recreation facilities.

THE SITE AND ITS RELATION TO SURROUNDING AREAS

Sufficient Usable Area to Meet Berkeley's Standards

Extremely steep topography, limitations imposed by the existing street pattern and existing development, and unstable subsoil conditions on adjacent land necessitate acquiring a gross area exceeding that indicated by Berkeley's Standards in order to secure sufficient net area that is level, usable and accessible.

Topography Allowing Maximum Utilization.

Land has been chosen for acquisition that is easily accessible from the existing school and that can be combined with the undeveloped ravine belonging to the City.

Most Favorable Effect on Surrounding Area

The neighborhood will benefit from development of this site by being provided with needed level play space and a center for recreation activities. The open play area will break the continuous pattern of residences along Spruce Street and open views of the Bay.

Utilization of Underdeveloped Land and Excess Streets

Redesign and full utilization of existing City property and a portion of Spruce Street permits the taking of minimum residential development.

Minimum Land Acquisition and Preparation Costs

For the above reasons, land acquisition costs have been kept to a minimum. Land preparation costs will include primarily the bridge structure, the most economic way of handling the realignment of Spruce Street; additional cost will be involved in filling the city-owned portion of the canyon.

Maximum Accessibility

Realignment of Spruce Street, designated a secondary thoroughfare in the Master Plan, and the resulting configuration of local streets and walks leading to the site combine to provide improved access by vehicle and on foot.

Improvement of Traffic Circulation

Realignment of Spruce Street, removing the sharp curve, provides safer through traffic and offers better visibility at school crosswalks.

Allowance for Future Site Expansion

Since school and recreation requirements are met on this site no future expansion is anticipated.

SITE DESIGN AND DEVELOPMENT

Integration of Recreation and School Use Areas

Play areas are located so they may be equally well supervised from both school and recreation buildings.

Maximum Public Use

Maximum public use is provided by a conveniently located entrance to the recreation area off the Spruce Street cul-de-sac which also provides limited parking and by provision of passive recreation areas for the general public west of Spruce Street.

Functional Relationship of Facilities

Economic use has been made of the entire site by grouping the school facilities separate from the recreation building and its areas and by providing a joint play area adjacent to both.

Comprehensive Site Design

A general effect of seclusion was attained for this center by locating the structures away from the heavily traveled street and close to the hill with the open areas spreading out in front of them.

Maximum Landscape Character

Careful consideration of the established trees on the site and harmonious landscape treatment of the remaining area has been given in order to make the most of the spectacular views and enhance the hillside.

Most Favorable Orientation of Units

Play areas are located to cause minimum disturbance to adjacent residences.

Utilization of Existing Adequate Structures and Facilities.

The newly constructed existing school is well designed, reflecting the neighborhood character and is therefore included in this long range proposal. The proposed recreation building is at present an attractive residence that is thought adaptable for public use.

Workable Stage Development

First Stage: Realignment of Spruce Street by means of a structure bridging the ravine; placing of an earth fill for the play area; acquisition of the small amount of residential property and its development into a recreation facility.

Second Stage: Provide the lookout and picnic areas west of Spruce and remaining site development.

LAND ACQUISITION AND DEVELOPMENT COST ESTIMATES

ACREAGE

Existing school site	0.71 acres	
Existing Spruce-Michigan park site	0.99 "	
To be acquired	0.71 "	
Street r/w to be utilized	0.40 "	
		2.81 acres
New Spruce Street bridge		- 0.29 "
		2.52 acres

COST ESTIMATE

LAND ACQUISITION

No cost is stated for land acquisition as only two parcels are involved.
(see appropriate paragraph in the Basis for Cost Estimates.)

SITE PREPARATION

Demolition

Private development 1 residential structure	1,200	
Street	0.40 acres	5,200
Utilities - reroute 3 power poles		1,800
reroute 300' of 6" water		2,100
reroute 300' of 8" sanitary sewer		2,100
reroute 300' of 8" gas		2,100
		\$14,500

Earthwork

Grading - fill	4,500 cu.yd.	20,000
----------------	--------------	--------

Subtotal carried forward \$64,500

Subtotal carried forward

\$64,500

SITE DEVELOPMENT

Parking bay and turnaround (existing street)		300
Landscaped court area	0.11ac.	4,300
Playground addition	0.11 "	1,300
Playlot	0.04 "	700
Senior citizens area	0.11ac.	1,900
Playfield	0.48 "	2,100
Park and picnic areas	0.46'	4,000
Landscaped buffer areas	0.50 "	4,300
Apparatus - Playlot		500
Kindergarten (some existing)		100
Primary (" ")		200
Games backstops and posts		600
Fencing - playfield	600 lin.ft.	1,800
Lighting - Activity area at recr'n bldg.		900
Misc. minor equip. and devt.		1,200

24,200

CONSTRUCTION

New Spruce Street Bridge	70,000
Retaining walls (reinf.conc.) 1040 cu.yd	20,800
Conversion of house to Recreation Bldg. 2000 sq.ft.	20,000
Onsite utilities	700

111,500

CONTINGENCIES

Unusual subsurface conditions (construction) 5%	5,600
General Factor (of site preparation, development and construction) 5%	8,800

FEES

Architect, Landscape Architect, Engineers, testing, checking, inspection, (Earthwork, site development and Construction) 10%

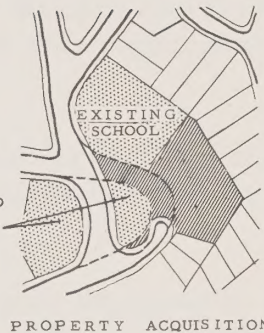
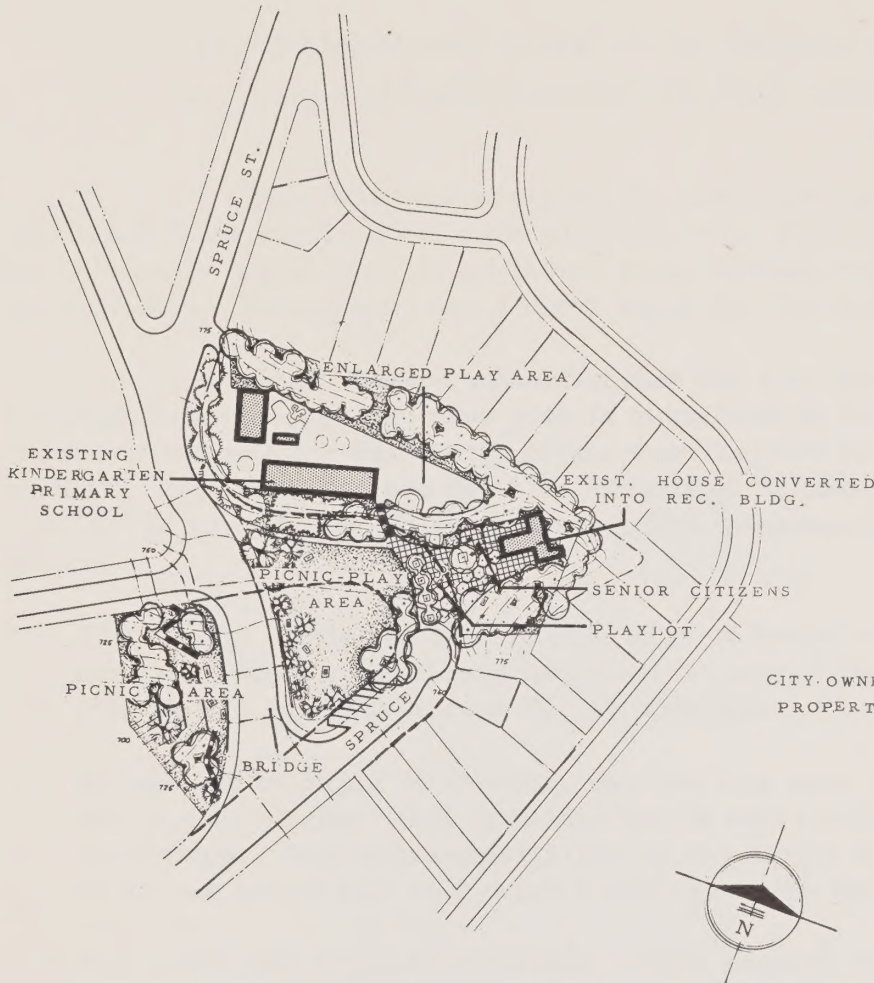
16,900

TOTAL (not including land acquisition)

\$201,500



SITE ORIENTATION MAP
0 500 1500



ULTIMATE DEVELOPMENT
0 50 100 150

DATA

NEIGHBORHOOD NO. 3
1975 POPULATION 2,100

ULTIMATE K-P SCHOOL
1970 ENROLLMENT 133

EXISTING ACREAGE	1.70
ACREAGE RECOMMENDED IN BERKELEY PARK AND RECREATION PLAN	1.67
ACREAGE PROPOSED BY CONSULTANTS	2.52

JOINT CITY - SCHOOL SITE PLANNING STUDY FOR BERKELEY, CALIFORNIA

CRAGMONT NEIGHBORHOOD CENTER II

ELEMENTARY SCHOOL

OSMUNDSON AND STALEY
CORLETT AND SPACKMAN
FRANCIS VIOLICH

LANDSCAPE ARCHITECTS
ARCHITECTS
CITY PLANNER

KENNETH R. ANDERSON
JOHN SARDIS

RECREATION PLANNER
STRUCTURAL ENGINEER

17. PANORAMIC PARK WITH SENIOR HIGH SCHOOL (Alternate South Side High School)

This site was assigned for study as a Senior High School to serve southeast Berkeley as a possible alternative to Willard, Grove or Fulton sites. (See Plates 2, 4 and 18.) In addition, supplemental recreation facilities were to be provided. Topography and access were the two major points to be resolved.

Trial studies indicated that the site should not be recommended for High School use. While no plan is submitted in the report, these trial site studies are available and demonstrate conclusively that conditions make it virtually impossible to use the site for a High School. Willard and Grove are considered far more preferable sites. The reasons for this recommendation follow:

1. The site is located at the eastern edge of the service area. According to accepted school planning principles, a central location is considered ideal in order to equalize access for all students.
2. In addition to being off-center, the site has such steep topography at possible points of entry that accessibility is extremely poor for the student population. Costly transportation by bus would be required for all students to arrive at the site and reach buildings up on the hill.
2. The steep and rugged topography would require extensive grading to create terraces for large buildings; these would necessarily have to be separated by both distance and elevation, making a unified arrangement of facilities and circulation difficult to create. 15.5 acres of usable land can be created on two connecting terraces. However, an equal amount of unusable sloping land is created by the moving of some 700,000 cubic yards of earth. The difficulty of compacting the deep fill, and the proximity of an earthquake fault, add to the physical problem of site development. Although the site can be acquired for only \$35,000, and development costs, estimated at about \$700,000 compare favorably with costs of developed land, the above listed disadvantages support the consultants negative recommendation.
4. The extensive grading and creating of terraces would destroy much of the natural beauty of the site removing its existing contours and plant growth. It would neither be attractive as seen on the site or from below in southeast Berkeley.
5. Should future expansion become necessary, possibilities are extremely limited.
6. The site, by reason of its natural character and limited access is far more desirable for use as a city wide park. (See Plate 1.)

LAND ACQUISITION AND DEVELOPMENT COST ESTIMATES

If development of this site for a senior high school with some park facilities were attempted, the cost would be roughly as follows:

LAND ACQUISITION - See corresponding paragraph for Panoramic Park, Site 1.

SITE PREPARATION

Earthwork - Grading	700,000 cu. yd.	2450,000	
Drainage - culvert	1,500 Lin. ft.	12,500	
			\$2,462,500

SITE DEVELOPMENT

Roads, parking areas	4.00 acres	52,300	
Landscaped courts	1.50 "	58,800	
Court games	1.50 "	16,400	
Tennis courts	0.50 "	8,700	
Playfields	6.00 "	26,200	
Pool area	0.30 "	3,900	
Bleachers	5000 sq. ft.	12,500	
Games backstops and posts		5,700	
Flagpole		300	
Fencing - Pool, playfields courts	2000 lin. ft.	6,000	
Tennis courts	650 "	5,900	
Lighting - Baseball		13,000	
Pool		10,500	
Tennis courts - 2		10,000	
Landscaped courts		7,500	
Misc. minor equip. and devt.		11,900	
TOTAL in School area			249,600

Walks, paths	1.00 acres	13,100	
Park and picnic areas	6.00 "	52,400	
Day Camp area	4.00 "	34,000	
Free play area	1.50 "	6,600	
Nature area	5.00 "	43,600	
General recreation area	0.30 "	5,200	
Playlots 2	0.40 "	7,000	
Senior citizens areas 2	0.40 "	7,000	
Reforestation areas	10.00 "	21,800	
Apparatus - Playlots		1,000	
Amphitheater	4500 sq. ft.	9,000	
Lighting - activity centers		6,000	
Misc. minor equip. and devt.		10,300	
TOTAL in Park area			217,000

Subtotal carried forward

\$2,929,100

Subtotal brought forward

\$2,929,100

CONSTRUCTION

Senior High School (See breakdown for South Side

Senior High School at Willard, Fulton, or

Grove) 117,800 sq. ft. 1963,300

Swimming Pool 42' x 75' 33,000

Community Recreation building 3000 sq. ft. 53,600

Neighborhood Recreation building 1500 " 26,800

Onsite utilities 308,900

\$2,385,600

CONTINGENCY

General factor (of site preparation, development
and construction) 5%

265,700

FEES

Architect, Landscape Architect, Engineers, testing,
checking, inspection (earthwork, site development
and construction) 10%

558,000

TOTAL (not including land acquisition)

\$6,138,400

18. FULTON SENIOR HIGH SCHOOL
(Alternate South High School Site)

This site was studied to determine the feasibility of its use for a proposed South Berkeley High School without District facilities for joint school-recreation use. District facilities would be developed at the enlarged Willard Junior High School Site.

This site is not recommended for a South High School site for the following reasons:

1. It is located on minor residential streets within a neighborhood. Location of a major High School here, as illustrated, would have a detrimental effect on the surrounding residential areas because of the disturbing movement of people and the disruption of the present unity of the residential neighborhood. Location of a High School on a major thoroughfare would be preferable because of the great amount of district-wide traffic it will generate and the easier access afforded by public transit and automobile.

A district facility should be located between neighborhoods rather than in the center of one.
2. The twelve-acre site is inadequate to provide sufficient area for playfields and court games. This inadequacy would force development of buildings, paving, and playfields to occupy all available land. The pleasant amenity of a park-like environment so lacking in existing Berkeley school grounds, could not be achieved here.
3. Integration with a recreation facility, although not a stated requirement in this study, is not possible. The site lacks the amenities and space requirements for joint school-recreation use. This is counter to the principle established by the Berkeley Long Range Park and Recreation Plan.
4. Two far more desirable solutions for High School locations are possible in (1) the Grove District Center (with High School) and (2) the Willard District Center Study (with Senior and Junior High Schools) illustrated in this report. (See Plates 2 and 7)

LAND ACQUISITION AND DEVELOPMENT COST ESTIMATES

ACREAGE

To be acquired	10.58 acres	
Street r/w to be utilized	1.57 "	
		12.15 acres.

COST ESTIMATE

LAND ACQUISITION

97 parcels (140 dwlg. units)	10.58 acres	\$1,883,500
------------------------------	-------------	-------------

SITE PREPARATION

Demolition		
Private development 109 resl. struct's.		138,000
Streets	1.32 acres	8,600
Utilities - remove approx. 10 power poles		2,000
		148,600
Earthwork - grading	6400 cu.yd.	14,400

SITE DEVELOPMENT

Service drives, onsite parking (1/3 existing)	0.72 acres	6,200
Landscaped courts	0.59 "	23,200
Playground, court games	1.29 "	14,100
Tennis courts	0.39 "	6,900
Pool area	0.27 "	3,600
Playfields	5.52 "	24,100
Landscaped buffer areas	1.16 "	10,100
Bleachers	5000 sq.ft.	12,500
Games backstops and posts		5,500
Flagpole		300
Fencing - Playfields, courts, pool	2200 lin. ft.	6,600
Tennis courts	550 "	5,000
Lighting - Baseball		13,000
Pool		10,500
Tennis		12,000
Landscaped court areas		3,000
Misc. minor equip. and devt.		7,900

164,500

CONSTRUCTION

Senior High School (see breakdown)	117,800 sq.ft.	1963,300
Swimming Pool	42' x 75'	33,000
Onsite utilities		70,000
		\$2,066,300

Subtotal carried forward

\$4,277,300

Subtotal brought forward

\$4,277,300

CONTINGENCY

General factor of site preparation, development
and construction 5%

119,700

FEEs

ARCHITECT, LANDSCAPE ARCHITECT, ENGINEERS,
testing, checking, inspection, (earthwork, site
development and construction) 10%

235,800

TOTAL

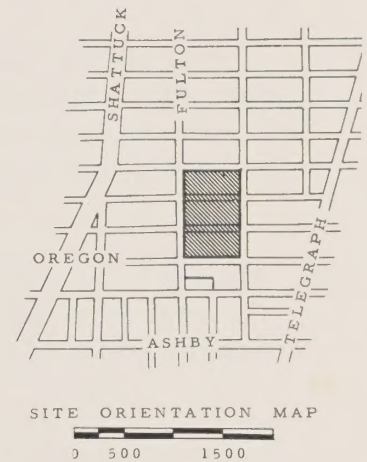
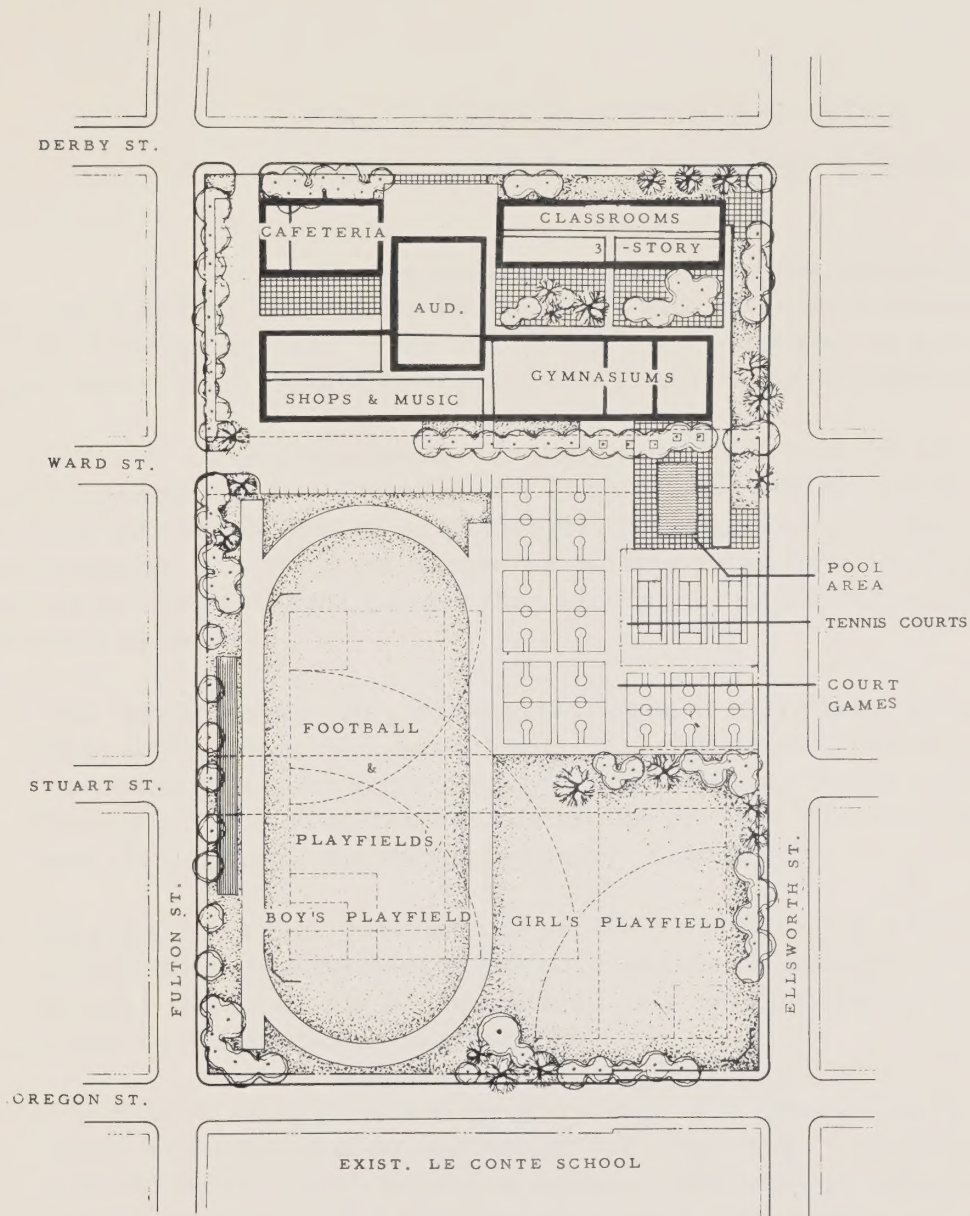
\$4,632,800

SOUTH SIDE SENIOR HIGH SCHOOL, for 1500 students by 1970

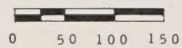
<u>Facility</u>	<u>Approx. Area.</u>	<u>Student cap'y</u>	<u>Cost</u>
<u>AUDITORIUM</u>			
Seating area	10,500 sq.ft.	1500	
Stage	1,500 "	60 band class	
Drsg. rms, storage	1,500 "		
		13,500	268,800
<u>CAFETERIA</u>			
Main room	8,000	800	
Kitchen	2,300		
		10,300	195,900
<u>ADMINISTRATION</u>			
Offices, health center	3,000		
Teachers workrm, book rm, stud. govt. tlts.	3,000		
		6,000	91,300
<u>LIBRARY</u>			
Reading room	3,750	150	
Offices, conf. audio-vis, work, storage	1,650		
		5,400	82,200
<u>Subtotals carried forward</u>			
	83,800		\$638,200

<u>Facility</u>	<u>Approx. Area</u>	<u>Students</u>	<u>Cost</u>
Subtotals brought forward	83,800		\$638,200
<u>CLASSROOMS</u>			
General 18	16,130 sq. ft.	630	
Science 7	8,070 "	245	
Science storage	3,200 "		
Homemaking	1,410 "	25	
Arts and Crafts 2	2,820 "	50	
Mech drw , photog. printing	3,460 "	75	
	35,090		548,900
Music 2	3,600	100	54,800
Shops 4	5,630 "	80	
Shop storage	1,120 "		
	6,750		113,400
Corridors, stairs	8,200 "		
Mech. Jan, Gen'l Stor	1,140 "		
Toilets	1,820 "		
	11,160		173,300
<u>GIRLS' GYMNASIUM</u>			
Main activity room	5,000 "		
Drsg. rms, shwrs, lkrs, tlts.	4,500 "	125	
Off. Stor, Exercise room	1,000 "		
	10,500		178,000
<u>BOYS' GYMNASIUM</u>			
Main activity room	10,000 "		
Drsg rms, shwrs, lkrs, tlts	4,500 "	125	
Off, stor, team rooms	1,000 "		
	15,500		256,700
	117,800	1515	\$1,963,300
	Sq. Ft.	Students	
		in classes	
		only	

(NOTE: State aid would allow roughly
120,000 Sq. Ft. for 1500 students)



ULTIMATE DEVELOPMENT



DATA

ULTIMATE SR. HIGH SCHOOL	
1970 ENROLLMENT	1,500
EXISTING ACREAGE	NONE
ACREAGE RECOMMENDED IN BERKELEY	
PARK AND RECREATION PLAN	12.50
ACREAGE PROPOSED BY CONSULTANTS	12.15

NOTE:

ALTERNATE SOUTH HIGH SCHOOL SITE,
NOT RECOMMENDED BY CONSULTANTS

JOINT CITY - SCHOOL SITE PLANNING STUDY FOR BERKELEY, CALIFORNIA

FULTON SR. HIGH SCHOOL

OSMUNDSON AND STALEY
CORLETT AND SPACKMAN
FRANCIS VIOLICH

LANDSCAPE ARCHITECTS
ARCHITECTS
CITY PLANNER

KENNETH R. ANDERSON
JOHN SARDIS

RECREATION PLANNER
STRUCTURAL ENGINEER

APRIL 1958

PLATE NO. 18

19. GARFIELD DISTRICT CENTER
(Alternate North Side Senior High School)

This site was studied to determine the feasibility of its use for the proposed North Berkeley High School with full district facilities for Joint School-Recreation use. This would require acquisition of a separate site for a new Junior High School to replace the present Garfield School. (See Plate 20.)

The consultants conclude from this study of the site that it is not recommended. If development of a Junior-Senior High School on an expanded Garfield site is necessary or desirable for reasons other than those related to site planning, the study presented here illustrated how development might be carried out to achieve a Center that will function, though with the limitations referred to below.

1. The irregular existing boundaries make it extremely difficult for the site to accomodate a High School with District Recreation facilities for joint use. For example, proper orientation of playfields, football field and a community baseball diamond is impossible on the present site without extensive grading and realignment of present property boundaries.
2. Increased traffic, parking and public transportation requirements of a High School with its attendant congestion cannot be handled adequately by Rose Street, which should be maintained as a neighborhood street and is so indicated by the Berkeley Master Plan.
3. The two existing Junior High Buildings, the gymnasium and the auditorium, which are worthy of preservation for long range use, are not adequate in size for Senior High School purposes. Existing gymnasium facilities could be increased with the addition of a boy's gym room, but nothing can be done to increase the existing inadequate capacity of the auditorium which would ultimately require replacement.
4. The Garfield District Center Plan with both Junior and Senior High Schools on an expanded single site is more adaptable for Joint School-Recreation use. (See Plate 7.) The additional land needed for a combined site greatly simplifies the placement of outdoor facilities and affects better relationship and control from the school buildings.
5. Use of this site for a Senior High School location would require that a separate Junior High School be built at the Rose site, disrupting a presently stable residential area, undistrubed by competing public uses.

LAND ACQUISITION AND DEVELOPMENT COST ESTIMATES

ACREAGE

Existing 19.0 Acres Utilized.

COST ESTIMATE

SITE PREPARATION

Demolition

School Buildings	86,300 sq. ft.	30,200	
Old Gymnasium	5,500 "	5,500	
Temporaries		34,800	
Paving	0.50 acre	3,300	
			73,800

Earthwork

Grading	33,000 cu. yd.		82,500
---------	----------------	--	--------

SITE DEVELOPMENT

Service drives, onsite parking	0.72 acres	9,400	
Landscaped courts	1.09 "	42,700	
Playground, court games	2.03 "	22,100	
Tennis courts	0.53 "	9,200	
Pool Area	0.36 "	4,700	
Playfields	5.39 "	23,500	
Park and picnic area	2.28 "	19,900	
Playlot	0.24 "	4,200	
Senior Citizens area	0.21 "	3,700	
Nursery School	0.26 "	4,500	
Landscaped buffer areas	2.88 "	25,100	
Apparatus - Playlot		500	
Nursery school (some existing)		200	
Games backstops and posts (some existing)		1,700	
Bleachers	5000 sq ft.	12,500	
Fencing - playfields, courts pool			
relocate	600 lin. ft.	600	
- Tennis courts	650 "	5,800	
Lighting - Baseball		13,000	
Pool		10,500	
Tennis - 2 courts		10,000	
Landscaped courts		5,500	
Misc. equip. and devt.		11,500	

Subtotal carried forward to page 19-3

240,800

\$397,100

Subtotal brought forward

\$397,100

CONSTRUCTION

Senior High School (see breakdown)	94,190 sq. ft.	new	1,507,100	
Recreation building	4,700	"	84,000	
Nursery school	1,500	"	23,600	
Swimming pool	42' x 75'		33,000	
Onesite Utilities			57,700	
				1,705,400

CONTINGENCY

General Factor (of site preparation, development and construction) 5%	105,100
---	---------

FEES

Architect, Landscape Architect, Engineers, testing checking, inspection (earthwork, site development and construction) 10%	213,000
--	---------

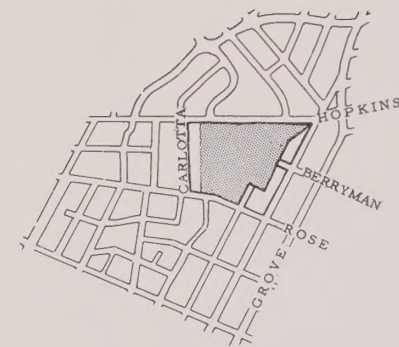
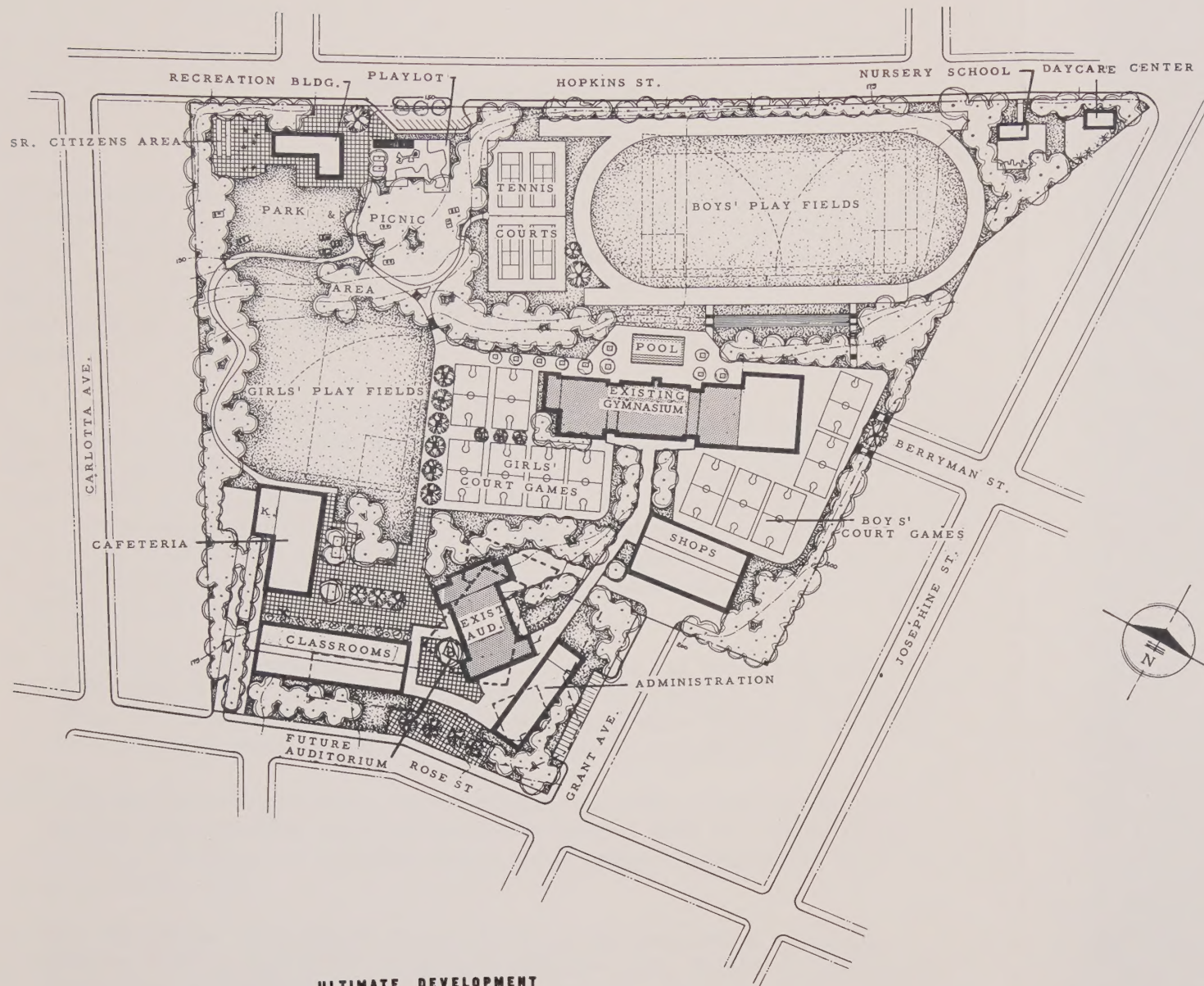
TOTAL \$2,420,600

NORTH SIDE SENIOR HIGH SCHOOL For 1800 Students by 1970 (As a conversion of the Existing Garfield Junior High)

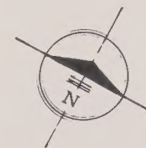
<u>Facility</u>	<u>Approx. Area</u>	<u>Student Cap'y</u>	<u>Cost</u>
<u>AUDITORIUM</u>			
Seating area	9,300	895	
Stage	1,950	60 Band class	
Drsg. rms. stor, tlts	1,950		
	13,200		Existing
<u>CAFETERIA</u>			
Main room	9,500	950	
Kitchen	2,500		
	12,000		227,300
<u>ADMINISTRATION</u>			
Offices, health center	3,000		
Teachers workrm, book rm, stud. govt, tlts	3,000		
	6,000		91,300
Subtotals carried forward	31,200	1,845	\$318,600

	Approx. Area	Student Cap'y	Cost
Subtotals brough forward	31,200 sq.ft.	1,845	\$318,600
<u>LIBRARY</u>			
Reading room	4,500	180	
Offices, conf. work			
Aud. Visual, stor.	1,800		
	6,300 sq.ft.		95,900
<u>CLASSROOMS</u>			
Music		60	
Classroom		35	
Mech, Aux. rooms	8,800 "		existing
General 25	22,400	875	
Science 7	8,070	245	
Science Storage	3,200		
Homemaking	1,410	25	
Arts and Crafts 2	2,820	50	
Mech draw'g, photog, print'g	3,460	75	
	41,360 "		637,800
Shops 4	5,630	80	
Shop storage	1,120		
	6,750 "		113,400
Corridors, stairs	8,660		
Mech. Jan. Genl. stor.	1,200		
Toilets	1,920		
	11,780 "		183,900
Gymnasium			
Girls' main activity rm.	8,000		
Girls' drsg. rms, shwrs, lkrs, tlts	6,150	150	
Boys' drsg. rms, shwrs, lkrs, tlts	5,300	150	
Auxiliary rooms	3,750		
	23,200 "		existing
Boys' main activity rm.	10,000	10,000 "	157,500
TOTALS	139,390 Sq. ft. (94,190 sq. ft. New)	1,805 Students in classes only	<u>\$1,507,100</u>

(NOTE: State Aid would allow approximately 135,000 sq. ft. for 1800 students.)



SITE ORIENTATION MAP
0 500 1500



DATA

GARFIELD DISTRICT	
1975 POPULATION	20,400
ULTIMATE SENIOR HIGH SCHOOL	
1970 ENROLLMENT	1,800
EXISTING ACREAGE	19.0
ACREAGE RECOMMENDED IN BERKELEY	
PARK AND RECREATION PLAN	19.0
EXISTING SITE UTILIZED BY CONSULTANTS	

NOTE:

ALTERNATE NORTH HIGH SCHOOL SITE.
NOT RECOMMENDED BY CONSULTANTS

JOINT CITY - SCHOOL SITE PLANNING STUDY FOR BERKELEY, CALIFORNIA

GARFIELD DISTRICT CENTER B

SENIOR HIGH SCHOOL

OSMUNDSON AND STALEY
CORLETT AND SPACKMAN
FRANCIS VIOLICH

LANDSCAPE ARCHITECTS
ARCHITECTS
CITY PLANNER

KENNETH R. ANDERSON
JOHN SARDIS

RECREATION PLANNER
STRUCTURAL ENGINEER

APRIL 1958

PLATE NO. 19

20. ROSE JUNIOR HIGH SCHOOL

This site was studied to determine the feasibility of its use as a replacement for Garfield Junior High School in the event that it should be determined to use the present Garfield site for a proposed North Berkeley High School with District Facilities. Although the site herein presented appears to be the most desirable location for a separate Junior High School in northwest Berkeley, its feasibility does not compare favorably with the alternative Garfield District Center Study including Senior and Junior High Schools. (See Plate 7.)

Study proved that use of this site and the Garfield site as separate locations for a Junior and Senior High School respectively would be unsatisfactory for these purposes. Therefore, the Rose site is not recommended. If the development of the existing Garfield site as a combined Junior-Senior High School facility encounters unforeseen difficulties, this study, which meets Berkeley's standards for schools and faces a major thoroughfare on Sacramento; would be a possible, if less than an ideal, solution for a Junior High School location. The following reasons are given:

1. Studies have demonstrated that the Garfield site can best be developed as a district center including Senior and Junior High School facilities. (See Plate 7.) Therefore, assuming the validity of these findings, the Rose site cannot be recommended for acquisition and development.
2. Although not a stated requirement in this study, the site is too small to permit an integrated school-recreation center. This is counter to the principle of joint use, established in the Berkeley "Long Range Park and Recreation Plan".
3. The inadequate area of this site would force development of buildings, paving, and playfields to occupy all available land. Park-like atmosphere, so lacking in Berkeley's present school grounds, would be denied again on this site.
4. The stable residential character of this site, undisturbed by the immediate proximity of public or commercial development, is less suited for a major public use than the lands adjacent to the existing Garfield School site.

LAND ACQUISITION AND DEVELOPMENT COST ESTIMATES

ACREAGE

To be acquired	8.34 acres	
Street r/w to be utilized	1.74 "	
		10.08 acres

COST ESTIMATE

LAND ACQUISITION

79 parcels (80 dwlg. units)	8.34 acres	\$1,256,000
-----------------------------	------------	-------------

SITE PREPARATION

Demolition		
Private development - 80 residential structures		96,000
Streets	1.74 acres	11,400
Utilities - remove approx. 9 power poles		1,800
		109,200
Earthwork		
Grading	19,000 cu.yd.	42,700

SITE DEVELOPMENT

Service drive and parking	0.36 acres	4,700
Landscaped courts	0.32 "	12,600
Playground, court games	1.41 "	15,400
Tennis courts	0.30 "	5,200
Pool area	0.20 "	2,600
Playfields	4.08 "	17,900
Landscaped buffer areas	2.26 "	19,700
Bleachers	2000 sq. ft.	5,000
Games backstops and posts		5,100
Flagpole		300
Fencing - Playfields, courts, pool	2250 lin.ft.	6,800
Tennis	450 " "	4,100
Lighting - Baseball		13,000
Pool		10,500
Tennis		10,000
Landscaped court areas		1,600
Misc. minor equip. and devt.		6,700
		141,200
Subtotal carried forward		\$1,549,100

Subtotal brought forward

\$1,549,100

CONSTRUCTION

Junior High School (see breakdown)	76,450 sq. ft.	1,272,700
Swimming pool	42' x 75'	33,000
Onsite utilities		45,700

1,351,400

CONTINGENCY

General Factor (of site preparation, development
and construction) 5%

82,200

FEES

Architect, Landscape Architect, Engineers, testing, checking
inspection, (earthwork, site development and
construction) 10%

161,200

TOTAL

\$3,143,900

ROSE JUNIOR HIGH SCHOOL, for 900 students by 1970

Facility

Approx. Area

Students

Cost

CAFETORIUM

Main room	7,000 sq. ft.	950 assembly 650 lunch
Stage	1,500 "	
Drsg. rms.	1,500 "	
Kitchen	1,800 "	

11,800

214,800

ADMINISTRATION

Offices, health center

3,200

48,700

LIBRARY

Reading room	2,250 "	90
Office, conf. work, storage	1,250 "	

3,500

53,300

CLASSROOMS

General 11	9,850	385
Science 4	4,600	140
Science storage	1,800	
Homemaking	1,400	25
Arts and crafts	1,400	25
Mech. dwg, printing	2,300	50

19,550

335,000

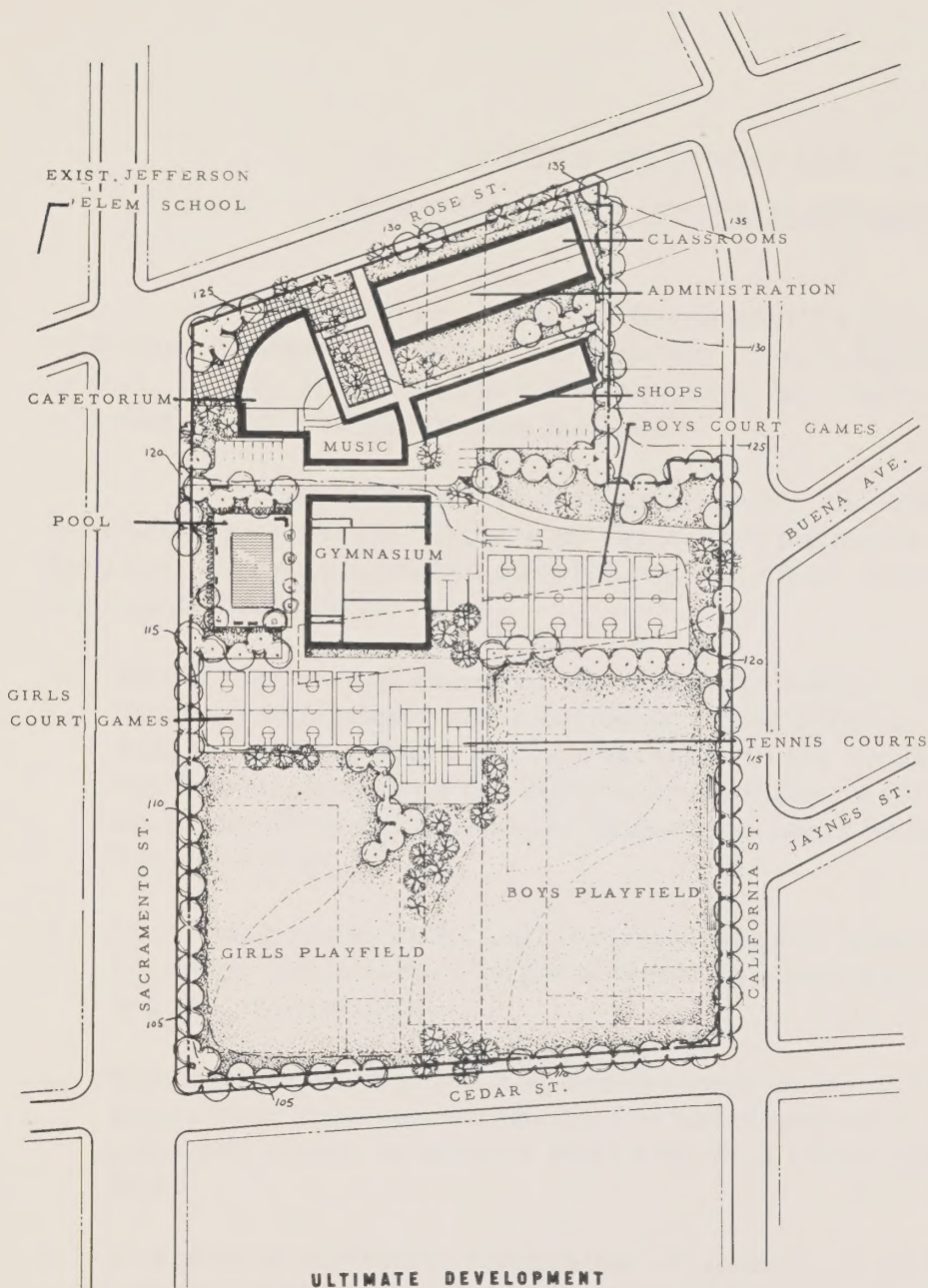
Subtotals carried forward

38,050

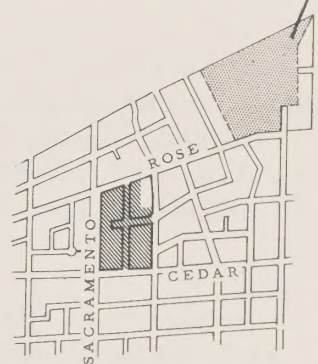
\$651,800

<u>Facility</u>	<u>Approx. Area.</u>	<u>Students</u>	<u>Cost</u>
Subtotals brought forward	38,050		\$651,800
<u>CLASSROOMS - continued</u>			
Music 2	4,800	120	73,100
Shops 4	5,630 Sq. Ft.	80	
Shop storage	1,120 "		
	6,750		113,400
Corridors, stairs	5,600 "		
Mech. Jan, Gen'l Storage	800 "		
Toilets	1,250 "		
	7,650		118,800
<u>GYMNASIUM</u>			
Main activity room - girls	5,000 "		
- boys	7,000 "		
<u>Girls' drsg.rms, shwrs,</u>			
lkrs, tlts	2,600 "	75	
Off, exercise room	1,000 "		
<u>Boys' drsg rms, shwrs,</u>			
lkrs, tlts.	2,600 "	75	
Off, team rms, stor.	1,000 "		
	19,200		315,600
TOTALS	76,450	925	\$1,272,700
	Sq.ft.	Students	
		in classes	
		only.	

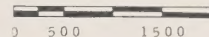
(NOTE: State Aid would allow roughly 72,000 sq.ft. for 900 students.)



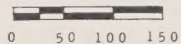
EXISTING GARFIELD JR. HIGH



SITE ORIENTATION MAP



ULTIMATE DEVELOPMENT



NOTE:

ALTERNATE NORTH JUNIOR HIGH SCHOOL SITE,
NOT RECOMMENDED BY CONSULTANTS

DATA

NEIGHBORHOOD NO. 5
1975 POPULATION 4,600

ULTIMATE JR. HIGH SCHOOL
1970 ENROLLMENT 900

EXISTING ACREAGE	NONE
ACREAGE BY PARK AND RECREATION PLAN STANDARDS	9.0
ACREAGE PROPOSED BY CONSULTANTS	10.08

JOINT CITY - SCHOOL SITE PLANNING STUDY FOR BERKELEY, CALIFORNIA

ROSE JR. HIGH SCHOOL

OSMUNDSON AND STALEY
CORLETT AND SPACKMAN
FRANCIS VIOLICH

LANDSCAPE ARCHITECTS
ARCHITECTS
CITY PLANNER

KENNETH R. ANDERSON
JOHN SARDIS

RECREATION PLANNER
STRUCTURAL ENGINEER

APRIL 1958

PLATE NO. 20

21. OXFORD ELEMENTARY SCHOOL
(Alternate to Live Oak Neighborhood Center)

This study explores the feasibility of expanding the present site of Oxford Elementary School to improve school facilities. As an alternative to this, nearby Live Oak Park was assigned for study as a Neighborhood Center offering school and recreation facilities.

As a result of this trial study, the conclusion is reached that the Oxford site should be given up for school purposes and that the educational facilities there be replaced on the Live Oak site. (see Plate 13.) The following reasons are given:

1. The direction and extent of expansion for usable land is extremely limited by steep topography and a tortuous street pattern, particularly on the north, east and west. Some future expansion to the south is physically possible, but this is costly and the additional terracing would not produce as useful an Elementary School site as that which could be created adjacent to the Live Oak site.
2. Since long range plans call for replacing the inadequate site's outmoded building, its presence is not a factor in considering feasibility of expanding the present site.
3. Needed site acquisition and development costs at Oxford for school purposes plus required expansion and development at Live Oak for recreation purposes result in greater total cost than combined development at Live Oak.
4. Berkeley's objective, integration of school and park facilities and a generally more effective type of development can be achieved by joint use of the Live Oak site. (See Plate 13.) In the long run the community would profit by returning the Oxford site to residential use, and applying the funds to a superior solution on a single site.

LAND ACQUISITION AND DEVELOPMENT COST ESTIMATES

ACREAGE

Existing school site	1.31 acres	
To be acquired	2.41 "	
Street r/w to be utilized	0.55 "	
Public walk to be utilized	0.11 "	
		3.98 acres.

COST ESTIMATE

LAND ACQUISITION

19 parcels (18 dwlg. units)	2.41 acres	\$374,500
------------------------------	------------	-----------

SITE PREPARATION

Demolition

Private development - 18 res'l struct's.	21,600
School structure 19,000 sq. ft.	6,700
Temporary school buildings	3,600
Street, public walk 0.66 acres	4,300
Utilities - relocate 2 power poles	1,200
remove 2 power poles	400
reroute 500' of 12" water	3,500
reroute 500' of 2" gas	3,500

44,800

Earthwork - Grading	7400 cu. yd.
---------------------	--------------

16,700

SITE DEVELOPMENT

Service drive, parking	0.07 acres	900
Landscaped court	0.09 "	3,500
Playgrounds, court games	0.83 "	9,000
Playfields	0.90 "	3,900
Playlot	0.07 "	1,200
Park and picnic area	0.75 "	6,600
Landscaped buffer areas	0.94 "	8,200
Apparatus -Kindergarten		300
Primary grades		600
Upper grades		300
Playlot		300
Games backstops and posts		900
Fencing - Playfield and courts - 800 lin. ft.		2,400
Lighting - landscaped court		500
Misc. minor equip. and devt.		1,900

40,500

Subtotal carried forward

\$476,500

Subtotal brought forward

\$476,500

CONSTRUCTION

Elementary School (see breakdown) 18,620 sq. ft.

286,600

On site Utilities

10,000

296,600

CONTINGENCY

General factor of site preparation, development
and construction 5%

19,900

FEEES

Architect, Landscape Architect, Engineers; testing, checking,
inspection (earthwork, site development and construction)
10%

37,200

TOTAL

\$830,200

OXFORD as a K-3 SCHOOL -(for 281 pupils by 1970 as a K-6 School)

<u>Facility</u>	<u>Approx. Area.</u>	<u>Pupils</u>	<u>Cost</u>
<u>ADMINISTRATION</u>			
Office, nurse, storage	960 sq. ft.		
<u>CLASSROOMS</u>			
General 4	3,840 "	120	
Kindergarten 1	1,340 "	40-80	
Corridors	770 "		
Mech. Jan.	180 "		
Toilets	300 "		
	7,390 Sq. ft.	160-200 Children.	\$110,300

OXFORD as a K-6 SCHOOL

ADMINISTRATION

Office, nurse 960 sq. ft.

CLASSROOMS

General 9	8,640 "	270
Kindergarten 1	1,340 "	40-80
Corridors, stairs	2,500 "	
Mech, Jan, Storage	360 "	
Toilets	600 "	

14,400 \$212,200

MULTI-USE ROOM

Main Area	2,720 "	240 lunch 340 meeting
Kitchen	800 "	

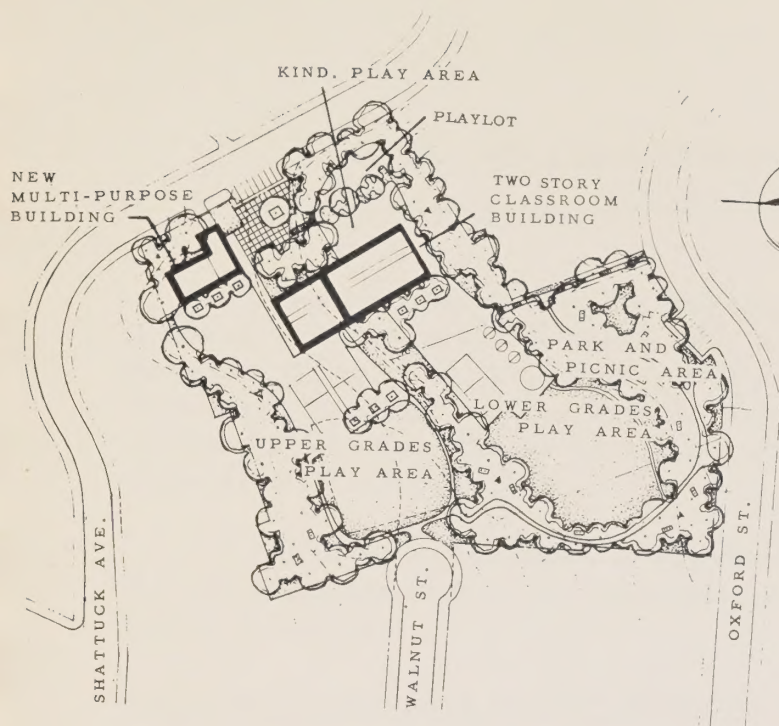
3,520 \$ 67,000

COVERED WALK (@ 1/2 area)

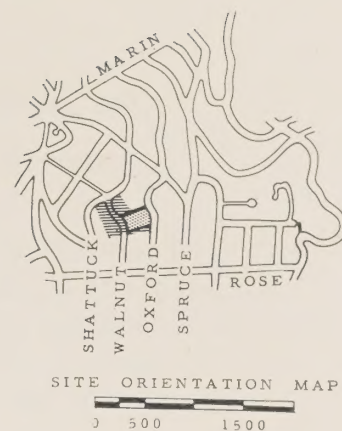
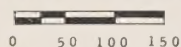
700 \$ 7,400

18,620 310-350
Sq. ft. Children \$286,600

(NOTE: State Aid would allow 10,200 Sq. ft. for 160 children, and 17050 sq. ft. for 310 children.)



ULTIMATE DEVELOPMENT

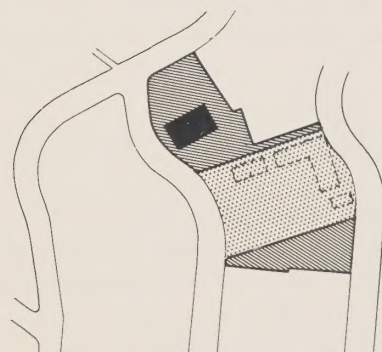


DATA

NEIGHBORHOOD NO. 6	
1975 POPULATION	3,800
ULTIMATE K-6 ELEMENTARY SCHOOL	
1970 ENROLLMENT	K 3 - 200 K-6 350
EXISTING ACREAGE	1.31
ACREAGE RECOMMENDED IN BERKELEY PARK AND RECREATION PLAN	ABANDON
ACREAGE PROPOSED BY CONSULTANTS	4.38

NOTE:

ELEMENTARY SCHOOL SITE, (ALTERNATE TO LIVE OAK)
NOT RECOMMENDED BY CONSULTANTS

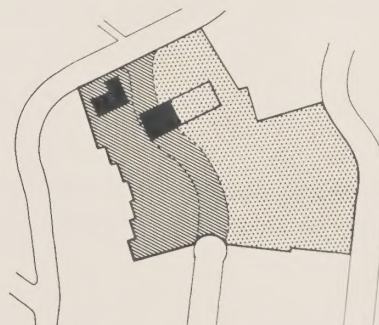


FACILITIES IN STAGE ONE

NEW K-3 SCHOOL BLDG.
 KIND. AND PLAYLOT AREA
 LOWER GRADES PLAY AREA
 PARK AND PICNIC AREA

EXISTING ACREAGE	1.31
ACQUIRE ACREAGE	1.36
TOTAL	2.67

REMOVE OLD OXFORD SCHOOL



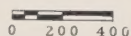
FACILITIES ADDED IN STAGE TWO

NEW MU. BLDG.
 ADD 2 STORY CR. TO SCHOOL

ACREAGE IN STAGE TWO	2.67
ACQUIRE ACREAGE	1.71
TOTAL ACREAGE	4.38

CLOSE OFF WALNUT STREET

STAGE DEVELOPMENT



JOINT CITY - SCHOOL SITE PLANNING STUDY FOR BERKELEY, CALIFORNIA

OXFORD ELEMENTARY SCHOOL

OSMUNDSON AND STALEY
 CORLETT AND SPACKMAN
 FRANCIS VIOLICH

LANDSCAPE ARCHITECTS
 ARCHITECTS
 CITY PLANNER

KENNETH R. ANDERSON
 JOHN SARDIS

RECREATION PLANNER
 STRUCTURAL ENGINEER

APRIL 1958

PLATE NO. 21

22. WILLARD DISTRICT CENTER (Plan B) (Junior High School)

The consultants believe that the Willard District Center Plan (A) (Plate 3) represents the better of two alternative directions of expansion. However, since trial studies have indicated that easterly expansion is reasonable and feasible, and the original agreement called for a single recommendation, the consultants have been requested by the city to complete these studies for inclusion.

In order to facilitate comparison, discussion of this site parallels the sub-headings used in the principles describing the Willard District Center Plan (A).

Sufficient Usable Area to Meet Berkeley's Standards.

Easterly expansion as shown on the plan fulfills the area requirements established by the Long Range Park and Recreation Plan. However, to achieve this area, it is necessary to extend eastward, closing Hillegass as well as Regent, in order to avoid taking costly multiple dwellings on Regent, thereby creating a site, whose irregular boundaries, in this case, limit its usability as a workable area. It is also rimmed with side and rear yards.

Topography Allowing Maximum Utilization.

The site, which is virtually level from north to south, rises at about a 4 percent grade to the east, necessitating development of terraces for its facilities.

Most favorable Effect on Surrounding Area.

Expansion to the east penetrates a stable residential area of uniform quality and does not allow removal of outmoded commercial development of nuisance value adjacent to the school. The existing frontage of the school along one block of Telegraph Avenue would offer limited opportunity for introduction of a beneficial park-like effect on this major thoroughfare.

Utilization of Underdeveloped Land and Excess Streets.

Easterly expansion does not allow use of underdeveloped land since the area is fully developed with stable residential uses. It is considered that only one of the two north-south streets affected could be appropriately closed.

Minimum Removal of Better Quality Development.

Although the city has acquired two separate parcels in the block bounded by Derby, Hillegass, Stuart and Regent, many residential and several multiple dwellings must be acquired. A greater number of structures and more families will be affected by this plan than by the Willard District Center Plan (A).

Minimum Land Acquisition and Preparation Costs.

Admittedly land acquisition costs are somewhat less in this plan than in Plan (A), yet the resultant site preparation cost is greater and the total end product would not in the long run be as valuable an asset to Berkeley as would Plan (A).

Maximum Accessibility.

Although accessibility to school facilities is equally good on both Plan (A) and Plan (B), accessibility to the District Recreation Center on Derby Street compares unfavorably with its Plan (A) Telegraph Avenue location, which is clearly visible and convenient to public transportation.

Improvement of Traffic Circulation.

Closing of both Regent and Hillegass would adversely affect circulation within the residential neighborhood forcing north-south movement of a local nature, west to Telegraph Avenue or east onto Benvenue, the only remaining north-south neighborhood street. Since no east-west streets are acquired, flow of traffic onto Telegraph Avenue from the east would continue at the frequently spaced intersections, against good planning practice.

Allowance for Future Site Expansion.

While not presently anticipated, logical future expansion of this site would require acquisition of additional residential and multiple dwellings on Hillegass, and further encroachment to the east to Benvenue, including the Bentley School.

SITE DESIGN AND DEVELOPMENT

Integration of Recreation and School Use Areas.

This plan integrates district recreation and school activities at the expense of full use by the general public of the District recreation building during school hours. Joint use of the existing Boys' Gymnasium is difficult due to its location at some distance, with conflicting intervening uses, from the recreation building.

Maximum Public Use of the Site.

Maximum public use of the recreation building by the district as a whole would not be realized because of its location, oriented to the neighborhood rather than to the district, i. e. on a major thoroughfare. Such use would be further discouraged by the minimum amount of parking available on densely populated Derby and Hillegass streets. The one block of school frontage along Telegraph Avenue minimizes available parking.

Functional Relationship of Facilities.

Functional relationships within the school plant complex are equal since building arrangements on Plan (A) and Plan (B) are identical. Joint use of appropriate facilities are somewhat limited in Plan (B) as stated above.

Comprehensive Site Design.

The recently constructed Shop Building's location divides play areas which are inconveniently distant from the existing adequate Boys' Gymnasium. The school plants close proximity to the district recreation building and its relation to playfields are workable but do not compare favorably with relationships created in Plan (A), (Plate 3.).

Maximum Landscape Character.

This plan requires complete landscape treatment since the Leonard Property's present park-like quality is not included in this easterly acquisition. Maximum landscape character can be attained ultimately by utilization of appropriate planting as shown on Plate 22.

WORKABLE STAGE DEVELOPMENT.

First Stage: Close Regent Street, acquire Regent frontage facing site and southeast corner of existing school site; construct Cafetorium and District Recreation Building; turf fields and construct play courts.

Second Stage: Acquire remaining acreage east to Hillegass, remove existing classroom building; construct new classroom and administration buildings, girls' gymnasium, pool and locker rooms; construct boys' court games and additional field area.

Third Stage: Close Hillegass and complete playfields. (Consultants believe closing of Hillegass and acquisition of remaining isolated parcels will be unlikely.)

LAND ACQUISITION AND DEVELOPMENT COST ESTIMATES

ACREAGE

Existing School Site	6.29 acres	
City-owned lots	0.34	
To be acquired	4.04	
Street r/w to be utilized	0.96	
		11.63 acres

COST ESTIMATE

LAND ACQUISITION

25 Parcels (47 dwlg. units)	4.04 acres	\$611,500
-----------------------------	------------	-----------

SITE PREPARATION

Demolition

Private development - 32 res'l structures		38,400
1 apartment house		3,600
School Buildings	61,190 sq. ft.	21,400
Gymnasium and auditorium	10,800 "	10,800
Streets	0.96 acres	6,300
Other paving	1.00 "	6,500
Utilities - remove 6 power poles		1,200
		88,200

Earthwork

Grading	1000 cu. yd.	2,200
---------	--------------	-------

SITE DEVELOPMENT

Service drive, onsite parking	0.24 Acres	3,200
Landscaped Courts	0.24 "	9,400
Court Games	1.19 "	12,900
Pool Area	0.24 "	3,200
Playfields	4.37 "	19,100
Playlot	0.13 "	2,200
Senior Citizens area	0.12 "	2,100
Nursery School	0.09 "	1,600
Landscaped buffer areas	2.74 "	23,900
Apparatus - Playlot		500
Nursery School		500
Games backstops and posts		4,000
Bleachers	5000 sq. ft.	12,500
Fencing - Playfields and courts - relocate 1000'		1,000
Playfields and pool - 1100'		3,300
Lighting - Baseball		13,000
Pool		10,500
Landscaped courts		1,200
Misc. minor equip. and devt.		6,100
		130,200

Subtotal carried forward

\$832,100

Subtotal brought forward

\$832,100

CONSTRUCTION

Junior High School (see breakdown) new	51,220 sq. ft.	935,000
Recreation building	5,000 "	89,300
Nursery School	1,600 "	25,200
Public Drsg-lckr-shwr Bldg.	3,200 "	60,500
Swimming pool	42' x 75'	33,000
Onsite Utilities		57,100

1,200,100

CONTINGENCY

General factor (of site preparation, development
and construction) 5%

71,100

FEEES

Architect, Landscape Architect, Engineers, testing,
checking, inspection, (earthwork, site development
and construction) 10%

133,200

TOTAL

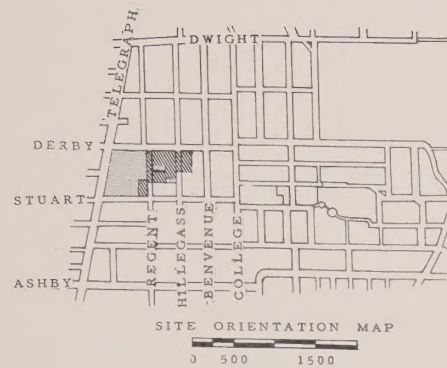
\$2,236,500

NOTE: Detail of School program on
page 22-6.

WILLARD JUNIOR HIGH SCHOOL - (for 847 students by 1970)

<u>Facility</u>	<u>Approx. Area</u>	<u>Student cap'y</u>	<u>Cost</u>
<u>Cafetorium</u>			
Main area	6,000	600 lunch	
Stage	1,500	850 assembly	
Drsg rms, stor	1,500		
Kitchen	1,800		
	<u>10,800</u>		197,000
<u>Administration</u>			
Offices, health center	3,000		45,700
<u>Library</u> - Reading room	2,150	85	
Off, conf. work, stor	1,250		
	<u>3,400</u>		51,700
<u>Classrooms - Music</u>		60	
Crafts		25	
Shops 2		40	
Aux. rms, corridor	11,970		(existing)
General 10	8,960	350	
Science 3	3,460	105	
Science storage	1,380		
Homemaking	1,400	25	
Mech. drwg, printg.	2,300	50	
Music	1,800	60	
	<u>19,300</u>		300,900
Corridors, stairs	3,470		
Mech. Jan, gen'l stor	480		
Toilets	770		
	<u>4,720</u>		73,300
<u>Girls' gymnasium</u>			
Main activity room	6,270		
Drsg.rms, shwrs,			
lkrs, toilets	3,600	75	(existing
Off, exercise rm, stor	1,090		convert)
	<u>10,960</u>		59,900
<u>Boys' Gymnasium</u>			
Main activity room	10,000		157,500
Drsg rms, shwrs,			
lkrs, toilets	2,600	75	
Off, team rooms, stor	1,000		(existg.conv.)
	<u>3,600</u>		49,000
	<u>77,750</u>	885	<u>\$935,000</u>
	Sq. ft.	Students in	
		classes only	

(NOTE: State Aid would allow approximately 68,000 sq.ft. for 847 students.)

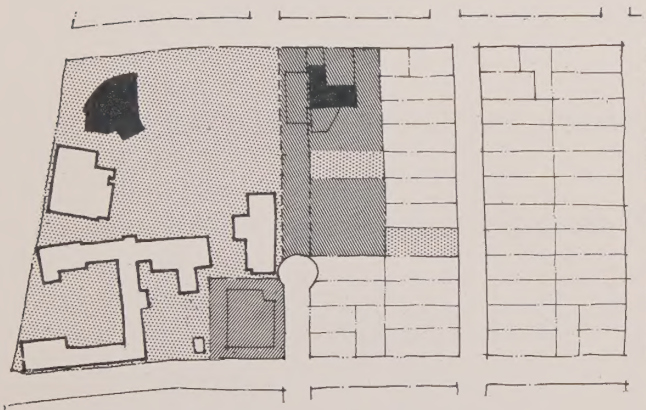


DATA

WILLARD DISTRICT 1975 POPULATION	23,600
ULTIMATE JR. HIGH SCHOOL 1970 ENROLLMENT	847
EXISTING ACREAGE	6.63
ACREAGE RECOMMENDED IN BERKELEY PARK AND RECREATION PLAN	10.39
ACREAGE PROPOSED BY CONSULTANTS	11.63

STAGE DEVELOPMENT

0 100 200

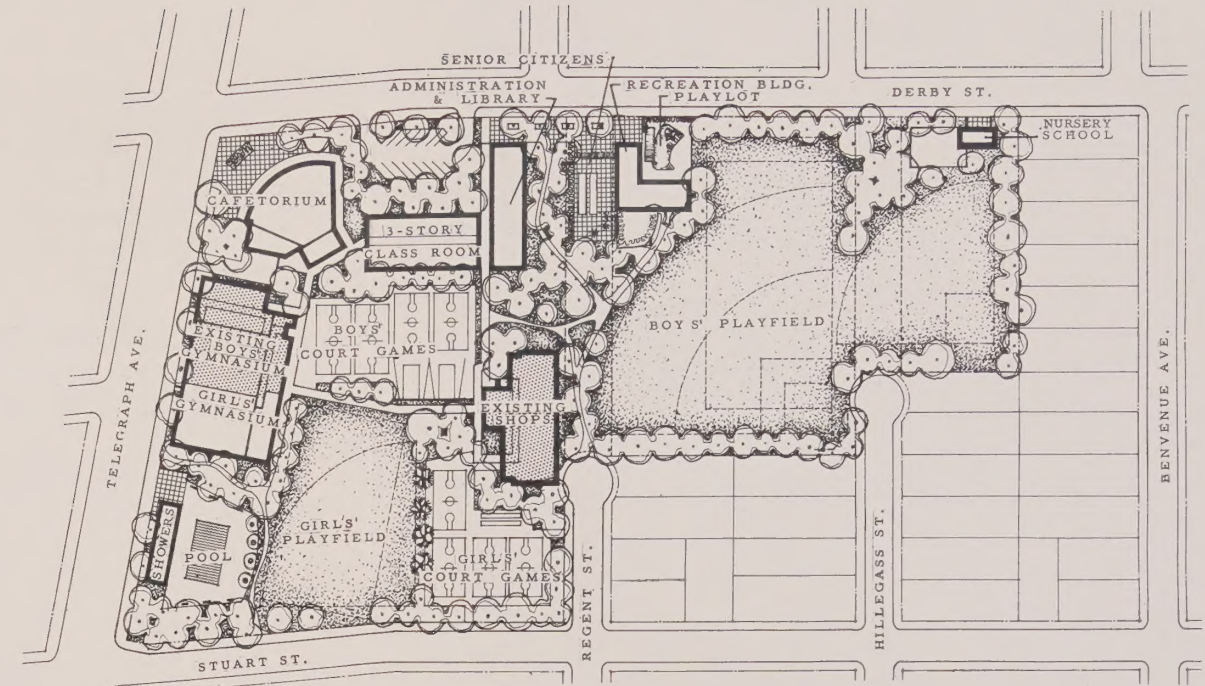


FACILITIES IN STAGE ONE

EXISTING SCHOOL
NEW CAFETERIA
COURT GAMES
NEW RECREATION BLDG.
SENIOR CITIZENS AND PLAYLOT
PORTION OF BOYS' PLAYFIELDS

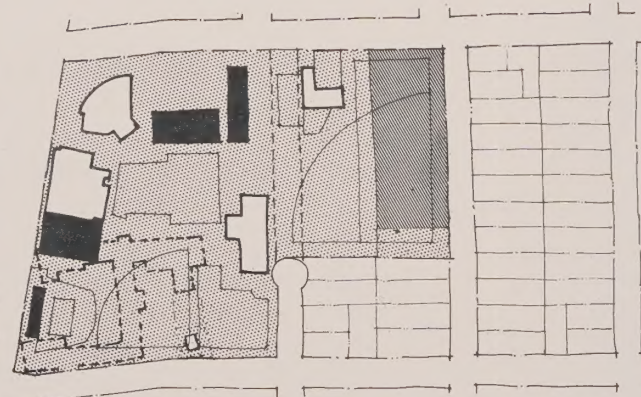
EXISTING ACREAGE	6.63
ACQUIRE ACREAGE	2.31
TOTAL	8.94

CLOSE REGENT ST.
ACQUIRE ONE HALF BLOCK ACROSS REGENT



ULTIMATE DEVELOPMENT

0 50 100 150

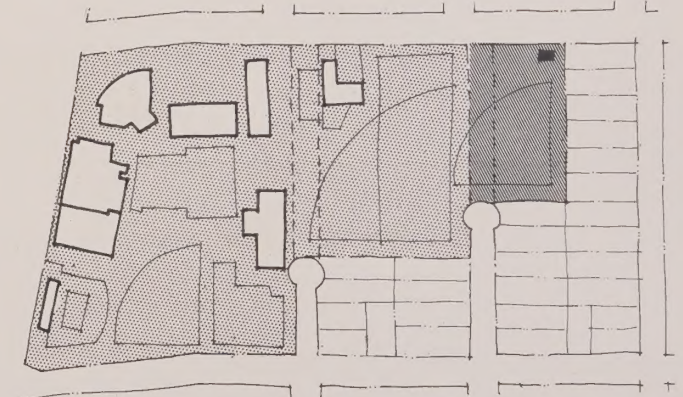


FACILITIES IN STAGE TWO

NEW ADMINISTRATION BLDG.
NEW 3-STORY CLASSROOM, BOYS GYM
POOL AND PUBLIC SHOWERS
CONVERT EXIST. BOYS' GYM TO GIRLS' GYM
GIRLS' PLAYFIELD
BOYS' COURT GAMES AND PLAYFIELDS

ACREAGE IN STAGE TWO	8.94
ACQUIRE ACREAGE	1.22
TOTAL	10.16

ACQUIRE REMAINING ONE-HALF BLOCK



FACILITIES IN STAGE THREE

REMAINING PORTION OF PLAYFIELDS

ACREAGE IN STAGE TWO	10.16
ACQUIRE ACREAGE	1.47
TOTAL ACREAGE	11.63

CLOSE HILLEGASS ST.
ACQUIRE ONE-HALF BLOCK ACROSS HILLEGASS ST.

JOINT CITY - SCHOOL SITE PLANNING STUDY FOR BERKELEY, CALIFORNIA

WILLARD DISTRICT CENTER B

OSMUNDSON AND STALEY
CORLETT AND SPACKMAN
FRANCIS VIOLICH

LANDSCAPE ARCHITECTS
ARCHITECTS
CITY PLANNER

KENNETH R. ANDERSON
JOHN SARDIS

RECREATION PLANNER
STRUCTURAL ENGINEER

JUNIOR HIGH SCHOOL

APRIL 1958

PLATE NO. 22

ACKNOWLEDGMENTS

The consultants acknowledge their appreciation for the invaluable assistance of the following agencies, which provided essential information and advice during the course of the Study:

BERKELEY DEPARTMENT OF CITY PLANNING

BERKELEY RECREATION AND PARK DEPARTMENT

OFFICE OF THE BERKELEY BOARD OF EDUCATION

EAST BAY MUNICIPAL UTILITY DISTRICT

PACIFIC GAS AND ELECTRIC COMPANY

EAST BAY REGIONAL PARK DISTRICT

Printed by
San Juan Business Services
Fair Oaks, California

U.C. BERKELEY LIBRARIES



C101743800

